| Table 1: BIG Cumulative Projects List | | | | |
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| **Project Description** | **Location (APN)** | **Distance to BNSF Rail tracks** | **Status[1]** | **SCAB or MDAB** |
| **Anaheim Projects** | | | | |
| **Festival Anaheim Hills:** The proposed project includes the demolition of an approximately 62,676-square-foot cinema within DA 5 and the development of a new 447-unit multiple-family rental residential community. The proposed multiple-family community would consist of a four-story residential building, wrapped around a five-level parking structure with one subterranean level. Project amenities include a clubhouse, two swimming pools, courtyards, a fitness center, leasing office, and mail area. In addition to the project amenities, the applicant is proposing an enclosed outdoor public dog park along Festival Drive and public bluff park along the edge of the newly proposed DA 5 and the lower tier of the shopping center, DA 2, which would be open to residents of the community and the general public. | Located near Santa Ana Canyon Road and Festival Drive/Roosevelt Drive<br><br>APN: 354-451-01, -03, -04, -06, -08, -10, -12, -13, -17, -19, -20, -24, -27, -28, - 31, -32, -33, -34 | Approximately 0.75 miles from the nearest BNSF track | In Review | SCAB |
| **Hills Preserve Project:** 14.2 acres would be developed with multiple-family residential uses, 5.3 acres would be developed with single-family residential uses, 11.8 acres would be developed with commercial uses, and the remaining 43.2 acres would be designated as open space, with 1.5 acres dedicated for private streets. The Project would also include six single-family residences on lots ranging from 34,429 SF to 42,207 SF. The Project would also include a commercial component, consisting of a total of 80,000 gross SF of building area and associated parking. | Located near Santa Ana Canyon Road and Eucalyptus Drive<br><br>APNs: 085-051- | Approximately 0.64 miles from the nearest BNSF track | In Review | SCAB |
| **Kindred Church Expansion Project:** Phase 1: Relocate 3 modular buildings within upper campus area, demolish one small structure and wings (911 square feet.) at existing auditorium building, construction of open "mini-plazas", new trellis structure, pave and restripe remodeled parking lot, new trash enclosure, and add new 105 space ''turf'' parking lot by filling existing pond (approx. 32,000 square feet). Phase 2: Renovation and 2,793 square feet (net) addition to existing sanctuary/auditorium building; add 4 new modular buildings | 8712 E Santa Ana Canyon Rd, Anaheim, CA 92808<br><br>APNs: 354-321-01, 514-101-28, 514-091-25, and 354-321-03 | Approximately 0.64 miles from nearest BNSF track | Approved | SCAB |

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| (+7,020 square feet), construct a new parking lot with landscape pathways, repaving/restriping existing parking lots. | | | | |
| **Anaheim Adventure Aqua Park Project:** The Anaheim Adventure Aqua Park Project is a seasonal outdoor water park at the Miraloma Recharge Basin. The project scope consists of temporary structures for a pro-shop, a life jacket distribution unit, and restrooms, all of which would be modular and portable and would be located within the southwest portion of the site. | 3255 E. Miraloma Ave<br><br>APN: 345-061-06 | Approximately 0.6 miles from nearest BNSF track | Approved | SCAB |
| **Apple Valley Projects** | | | | |
| **Powerflex PROJ-2024-00165:** Powerflex (Project Applicant) requests approval of a Conditional Use Permit for the development of a 5 megawatt alternating current (MW AC) ground-mounted solar system on approximately 29 acres of vacant land and 0.6-mile of a new interconnection line for the purpose of power generation for onsite consumption by the OMYA mining plant, located at 7225 Crystal Creek Road in the unincorporated community of Lucerne Valley. | 7225 Crystal Creek Road | Approximately 0.3 miles from the nearest BNSF track | In Review | MDAB |
| **Inland Empire North Logistics Center Apple Valley:** The Project will subdivide an approximate 178-acre site into two parcels and construct two eCommerce warehouse buildings and associated on-site and off-site improvements. The proposed buildings will be approximately 1,507,326 sq ft and 1,097,120 sq ft, respectively. The Project includes a General Plan Amendment to the adopted Circulation Element Map to re-align Apple Valley Road and reclassify Norco Street. The project also requests a Tentative Parcel Map and a Development Permit. The Project will construct Falchion Road, Norco Street, and Apple Valley Road adjacent to the site and re-align the 1-15 Outer/Frontage Road along the project site's easterly perimeter. | E. of I-15, N. of Falchion Road and S. of Norco Street | Approximately 0.6 miles from the nearest BNSF track | Approved | MDAB |
| **Bell Projects** | | | | |
| **Salvation Army Permanent Supportive Housing Development Project:** The Salvation Army Bell Oasis Apartments II Project is a permanent supportive housing project located on a 76,192-square-foot (1.75-acre) site within The Salvation Army's | K Street and 6th Street | Approximately 0.3 miles from nearest BNSF track | In Review | SCAB |

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| campus in the City of Bell, California, located at 5600 Rickenbacker Road. The proposed project would involve construction of a three-story, 39,690-square-foot apartment building consisting of 57 studio units of permanent support housing and a two-bedroom staff unit for an on-site manager, for a total of 58 apartment units. The proposed housing is permanent and long term for homeless individuals, including homeless veterans, and there is no temporary housing contemplated or included as part of the project. All future residents would be placed in the project through the Los Angeles County Coordinated Entry System, with veterans approved for residency by the U.S. Department of Veterans Affairs office. The project would also provide administrative and supportive service spaces including two 114-square-foot case manager office spaces and a 107-square-foot U.S. Department of Veterans Affairs office to assist residents with housing stability. | | | | |
| **SPR 2025-27:** Construction of new attached single family residence | 3645 Beck Avenue | Approximately 0.7 miles from nearest BNSF track | Approved | SCAB |
| **SPR 2025-06:** Demo of existing commercial building and construction of new commercial building | 4468 Gage Avenue | Approximately 0.3 miles from nearest BNSF track | Approved | SCAB |
| **CUP 2025-02**: Construction of new townhomes<br>Applicant: Nick Patterson | 5241 Florence Avenue | Approxiamtely 0.8 miles from nearest BNSF track | Pending Review | SCAB |
| **SPR 2025-07:** Construction of a new duplex and detached single-family residence on an existing vacant lot | 6815 1/2 Wilcox Avenue | Approximately 0.6 miles from nearest BNSF Track | Approved | SCAB |
| **Buena Park Projects** | | | | |
| **OnBeach Phase II**: The proposed development will consist of a new 5-story mixed-use building with one level of subterranean parking. 81 market-rate senior apartment units on the upper floors and 39,600 square feet of commercial space for professional offices, medical offices, and retail uses are proposed. A new parking structure with 199 parking stalls is also proposed. The proposal is the second phase of an existing | 5742 Beach Boulevard in Buena Park, California | Approximatey 0.2 miles from nearest BNSF track | In Review | SCAB |

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| mixed-use building consisting of medical offices and senior apartments south of the subject property. | | | | |
| **Artesia Boulevard and Botryoides Avenue**: The project will function as an integrated and interconnected multi-tenant commercial development consisting of a 1,263 square-foot single-story building with a drive-through lane with 19 queuing spaces; a 5,200 square-foot single-story commercial building with three tenant spaces, and a 2,448 square-foot single-tenant space with a drive-through service window and 12 queuing spaces. The project also includes a 55-foot high freeway facing monument sign and an 18-foot high monument sign facing Artesia Boulevard. There will be a total of 125 vehicle parking spaces, 75 of which will be equipped with elective vehicle charging stations. The subject property was never redeveloped and has been used for vehicle storage by Premier Chrysler/Jeep for many years. The property was divided into eleven parcels; however, a parcel map will reconfigure the property into three total parcels. | 7232, 7236, 7242 Artesia Boulevard, and 6011 Botryoides Avenue in Buena Park, California | Approximately 0.5 miles from nearest BNSF track | Approved | SCAB |
| **Craig Homes Project**: Project would include the development of two three-story buildings containing a total of 12 townhouse-style apartments. Each building would contain six apartments. The Project would total approximately 19,939 net square-feet (SF) of building space and include drive-in vehicle garages at ground level and two above ground floors of living space, including perimeter landscaping, pedestrian walkways, visitor parking, and perimeter/security fencing and lighting. | 7682, 7692, 7712, and 7722 Craig Avenue in Buena Park, California; on APNs: 066-132-09, 066-132-15, 066-132-16, and 066-132-17 | Approximately 0.1 miles from nearest BNSF track | Approved | SCAB |
| **Shopoff Development**: The project would retitle a 13.57-acre property for residential use, which is currently developed with two industrial buildings totaling approximately 370,031 square feet. The project would develop a residential community adjacent to the Metrolink line. | 5600 Beach Boulevard in Buena Park, California | Adjacent to BNSF track | In Review | SCAB |
| **Colton Projects** | | | | |
| **Union Pacific Railroad West Colton Railyard**: An existing railyard covering a narrow area 5.5 miles long and 1/3 miles wide, at the widest part. The railyard is adjacent to and directly south of the I-10 freeway, and surrounded by various commercial, industrial, and residential areas. Facilities and | 19100 Slover Avenue in Bloomington, California | Adjacent to BNSF track | Operational | SCAB |

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| equipment include a locomotive shop, locomotive service track, locomotive wash area, wheel shop, sand tower, railcar repair shop, diesel fuel storage tanks, oil storage tanks, and wastewater treatment plant. | | | | |
| **AMKO Recycling Facility**: The project would include improvements to the existing facility, new landscaping, and construction of a 10,000 square foot storage space on one parcel. On other parcels, the project would construct a 7,670 square-foot warehouse space, 1,586 square feet of retail, 428 square feet of office space, 348 square feet of restrooms, 670 square feet of storage space, and an additional 18 parking spaces. The project would also rehabilitate and reuse an existing building on one parcel as a warehouse and storage facility. The project is a large recycling facility seeking a General Plan Amendment to change the land use designation from General Commercial to Light Industrial and a zone change from C-D and C-2/D to M-1. | 340 West Valley Boulevard and 115, 125, 133, 135, and 157 North Pennsylvania Avenue in Colton, California; on APNs 162-136-06 and 162-134-09, 24, 12, 23, and 08 | Adjacent to BNSF track | In Review | SCAB |
| **Hosanna Village Apartments**: The project would construct 60 residential units within 11 apartment buildings, totaling approximately 101,612 square feet, and reduce required landscaping and setbacks on the project site. The project proposes an allowable use within the site's zoning of R-3 and R-4, Multiple Family. | 2971 South La Cadena Drive in Colton, California; on APN 1167-021-20 | Approximately 0.6 miles from nearest BNSF track | Approved | SCAB |
| **Barton Road Logistics Center**: The project would demolish four existing industrial buildings and one office building and construct two speculative concrete tilt-up industrial warehouse logistics buildings, for a total of 960,040 square feet. The project would also consolidate 12 parcels into two parcels. The 54.82-acre project site is located in the Light Industrial (M-1) District. | 21700 Barton Road, 275 DeBerry Street, 280 DeBerry, and 375 De Berry Street; on APNs 0275-223-23, 44, 45, and -46; 1167-051-15, 16, 18, 19, and 20; 1167-061-06, 1167-131-03 and 04; and 1167-151-03 | Adjacent to BNSF track | Approved | SCAB |
| **Litton / Bostick Hillside Residential**: The project would subdivide the 49-acre project site to include 88 residential lots ranging in size from 5,000 to 12,000 square feet. According to the Colton Municipal Code each one- and two-story home must be a minimum of 20,000 square feet for V-L Zone and 7,200 square feet for the R-1 Zone; however, in the case of the | 300 West Litton Avenue and 2001 South Bostick Avenue in Colton, California; on APNs 0163-351-25, 0275-081-01, and 0275-081-02, and 0613-351-25 | Approximately 0.2 miles from nearest BNSF track | Approved | SCAB |

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| project, the lot size may be reduced when clustering homes for hillside development per the Zoning Code. | | | | |
| **Dhillon Truck and Trailer Repair Center**: The project includes the development of a 5,000 square-foot, 4-bay truck and trailer repair facility on an approximately 1.77-acre property zoned as M-2, Heavy Industrial | 210 East Mission Street in Colton, California; on APNs 0276-121-09 and 0276-121-17 | Approximately 1 mile from nearest BNSF track | Approved | SCAB |
| **US Auctions**: The project includes the construction and operation of an automobile auction sales business consisting of a 5,550 square-foot two-story office building, a 6,000 square-foot single-story warehouse/storage building, and an outdoor car storage yard on a 7.1-acre parcel. | Northeast corner of 6th Street and Fogg Street in Colton, California; on APN 0163-281-31 | Approximately 50 feet from nearest BNSF track | Approved | SCAB |
| **Tropica Ranch Commerce Center**: The project includes a series of three industrial buildings sized 30,636, 46,527, and 182,900 square feet comprising office space, parking, and landscaping on an approximately 20-acre project site located in the I-P, Industrial Park, and Sensitive Development Area Overlay zones. | 1601 South La Cadena Drive in Colton, California | Approximately 150 feet from nearest BNSF track | Approved | SCAB |
| **Colton Community Soccer Park**: The project would construct a 21-acre community soccer park facility on a vacant 45-acre parcel adjacent to the Santa Ana River, with the remaining 24 acres retained as natural open space. | APNs 0163-381- 01, 0163-381-02, 0163-362-12, and 0163-362-26 | Approximately 0.3 miles from nearest BNSF track | Approved | SCAB |
| **Commerce Projects** | | | | |
| **5200 Sheila Street Project**<br>The Project would redevelop the Project Site with a 114,898 square foot logistics building on a 5.6-acre site. The Project Site is currently developed with two buildings located at 5200 Sheila Street in the City of Commerce, California. The Project would require the demolition of the existing 104,888 sf office building, 8,065 sf cafeteria building, and surface parking. | 5200 Sheila Street | Adjacent to BNSF Track | In Operation | SCAB |
| **Modelo Project**<br>The City of Commerce (City) received a development application from Comstock Realty Partners (Project Applicant) for a mixed-use development including park and open space, residential, and commercial uses. The proposed Modelo Project (Project) includes the reconstruction of the existing Veterans Memorial Park and adjacent vacant parcel into a revitalized Veterans Memorial Park, 850 residential units, and | Gage Avenue and Zindell Avenue | Approximately 0.25 miles from nearest BNSF Track | In Operation | SCAB |

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| approximately 165,000 square feet of entertainment retail. The Project site was previously used for landfill operations, and thus, a component of the Project involves remediation to allow for construction of the Project. Additionally, the Project would enhance transit connection. | | | | |
| **City of Commerce Municipal Bus Lines Transit Maintenance Facility Project**<br>Development of a three-part project that would provide maintenance for the City's fleet including, but not limited to existing passenger vehicles, light trucks, trailers, lawnmowers and transit buses and vans. The first part would be to develop a 2.65-acre temporary transit maintenance facility (TMF) site at 5733 Shelia Street, while the permanent TMF site would be constructed. The second part is moving equipment and aboveground storage tanks from the existing TMF at 5555 Jillson Street to the temporary TMF site. The third part would be to develop a 6.51-acre permanent TMF at 5926 Sheila Street, which would involve demolition of the existing Commerce Refuse to Energy Facility (CREF) and to construct a maintenance building approximately 16,500 square feet and an office and warehouse building approximately 20,000 sf. | APN:<br>6334-025-911,6334-025-912,<br>6334-006-009, 6334-006-001 | Adjacent to BNSF Tracks | Approved | SCAB |
| **7400 Slauson Avenue**<br>The Project would redevelop the Project Site with a 292,029 square foot (sf) warehouse/distribution facility including 15,000 sf of office, 33 dock high loading doors, 63 truck trailer parking stalls, and 224 vehicle parking spaces on a 13.94 acre site. The Project site is currently developed and would require demolition of 249,579 sf of existing structures, associated on-site landscaping, and associated on-site parking. | 7400 Slauson Avenue | Adjacent to BNSF Track | In Operation | SCAB |
| **Commerce Energy Storage**<br>The project is the construction and operation of a utility scale battery energy storage system comprised of lithium-ion batteries and control equipment housed in either a single-story building or a series of purpose-built free-standing enclosures. The project would connect to the existing Southern California Edison (SCE) Laguna Bell substation via a new approximately 0.4-mile long underground electric tie-line to be installed in Garfield Avenue. | Garfield Ave and E Slauson Ave | Adjacent to BNSF Track | In operation | SCAB |

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| **Chick-fil-A Washington & Telegraph Project**<br>The proposed project would involve the development of a 3,822-square foot Chick-fil-A restaurant building with a dual drive-through lane. A surface parking area consisting of 49 parking spaces would be provided and associated ornamental landscaping would be installed. The restaurant would also have indoor dining (40 indoor seats), kitchen area, service area, and outdoor dining areas (12 outdoor seats). | Washington & Telegraph Project | Approximately 0.25 miles from nearest BNSF Track | In Review | SCAB |
| **Union Pacific Railroad Commerce/East LA Railyard**: An existing railyard that, together with the BNSF Hobart Railyard, occupies 450 acres. The railyard runs parallel and across Washington Boulevard from the BNSF Hobart Railyard, is bisected by an I-710 overpass, and covers a triangular area surrounded by residential and commercial properties, as well as several major freeways. Facilities include classification tracks, a gate complex for inbound and outbound intermodal truck traffic, intermodal loading and unloading tracks, a locomotive service track, locomotive maintenance shop, freight car repair shop, wastewater treatment plant, and buildings and facilities supporting railroad and contractor operations. Approximately 350,000 containers were processed at the railyard in 2005. | 4341 East Washington Boulevard in Commerce, California | Adjacent to BNSF track | Operational | SCAB |
| **BNSF Hobart Railyard**: An existing railyard that, together with the Union Pacific Commerce Railyard, occupies 450 acres. The railyard is located south of the Union Pacific Commerce Railyard across Washington Boulevard, bisected by the I-710 freeway, and occupies a commercial and manufacturing area with nearby residential areas. Facilities are divided into the adjacent main line (arriving-departing and passing locomotives, boxcar transport refrigeration units, and track maintenance equipment) classification yard (locomotive switching, cargo handling equipment, portable engine operations, and track maintenance equipment), and intermodal area (cargo handling equipment, container trucks, fleet vehicles, portable engine, container TRU, and stationary source activities). The railyard processed 1.2 million containers between May 2005 and April 2006. | 3770 East Washington Boulevard in Commerce, California | Adjacent to BNSF track | Operational | SCAB |

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| **Corona Projects** | | | | |
| **CPI Properties Commercial:** Conditional Use Permit to convert an existing building into a 2,600 square foot restaurant with drive-through services. | 195 N. McKinley Street | Approximately 0.2 miles from nearest BNSF track | Application | SCAB |
| **TRM Manufacturing:** Application to review a 20,966 square-foot addition to an existing warehouse, located at 375 TRM circle, in the m-3 (heavy manufacturing) zone | 375 TRM Circle | Adjacent to BNSF track | In Operation | SCAB |
| **Smith Ave Industrial:** Proposed construction of an approximate 162,000 square foot industrial building | 212 N. Smith Avenue | Approximately 0.3 miles from nearest BNSF track | Construction | SCAB |
| **El Segundo Projects** | | | | |
| **Grand Kansas North**- New construction of a residential building comprised of 323 rental units within 3 to 6 story buildings and 490 parking spaces in a 6 story Type IA parking structure located at 330 Kansas Street, 348 Kansas Street, and 1521 East Grand Avenue. | 1521 E. Grand Avenue | 0.87-mile north of BNSF rail tracks | Preparation and Distribution of Initial Study and NOP. | SCAB |
| **Public Works Project**-The approved development for the South Site (located at 1475 East El Segundo Boulevard) includes a 44,604 square foot two-story addition to an existing one-story brick building, resulting in a 63,915 square foot three-story building with an overall height of 59'-6".The North Site is located on a 1.07-acre portion of a larger property at 1320-1330 East Franklin Avenue). The approved development incudes a 44,802 square foot two-story addition to an existing one-story brick building, resulting in a 65,061 square foot three-story building with an overall height of 59'-6"; a new 766 square foot coffee pavilion with a maximum height of 23'-8"; and a new 5,000-square foot public outdoor park with park seating, picnic tables, shade trees and landscaping. | 1475 East El Segundo Boulevard | 0.65- mile north of BNSF rail tracks | Approved | SCAB |
| **1950-1960 E. Grand Ave Project-** The approved Project includes construction of a new 5-story commercial office building (4-story with mezzanine) and a new 23-space surface parking lot at 1950 East Grand Avenue, and a 4-level, 258-space parking structure at 1960 East Grand Avenue. The new office building will be located at the front of the parcel, replacing the existing surface parking spaces | 1950-1960 E. Grand Ave Project APNs 4138-007-065 and 4138-007-066 | Approx 0.87-mile from BNSF tracks | Approved | SCAB |

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| **Beach Cities Media Campus Project-** Construct a new seven-story, 182,654 square-foot (gross floor area) office and a five-level 703-space parking structure. | 2021 ROSECRANS AVE. | Southern Adjoining property | Approved | SCAB |
| **2180 East Grand Project-** A new 10-story building consisting of 8 levels of parking with 2 levels of office above. The parking garage will accommodate over 900 parking spaces, and the upper two levels will accommodate approximately 49,500 square feet of office space. | 2180 East Grand Avenue, El Segundo, CA | 0.56- mile west of BNSF tracks | Approved | SCAB |
| **201-209 Richmond Street Mixed-Use Project-**the project involves construction of two three-story mixed-use buildings. The first new building will be located at 201-205 Richmond Street and consist of approximately 11,627 square feet of retail and office space on the first two stories, as well as four dwelling units on the third story. The second new building will be located at 209 Richmond Street and consist of 3,706 square feet of commercial space on the first two stories, as well as two dwelling units on the third story. An existing two-story commercial building at 207 Richmond Street will remain. | 201-209 Richmond Street | 0.30-mile northwest of end of BNSF track adjacent to chevron operations | Approved | SCAB |
| **Fullerton Projects** | | | | |
| **Multi-Family Residential Project-** 28 Units with 20% of Units Deed-Restricted Affordable. | 243 E Valencia Dr | Approx. 710 feet south of BNSF rail tracks | In review | SCAB |
| **Pointe Common**- The project proposes to construct a 62-unit affordable housing development that includes proposed concessions of development standards | 1600 W. Commonwealth | Approx. 259 feet north of BNSF rail tracks | Under Construction | SCAB |
| **Residential Town Homes-** Request to Construct 25 Residential Town Homes with Subterranean Parking. | 245 N State College Blvd | Approx. 0.35 Miles north of BNSF rail tracks | Approved by City Council on July 18, 2023 | SCAB |
| **Parkwest Project**- Proposed 124 room hotel, 140 residential units and minor commercial. | Parcel 033-030-18 bound by commonwealth Ave (north) Pomona St (east) and Harbor Blvd. (west) (Address and APN are not provided in PD) | Adjoining property next to BNSF track | Planning Commission Approved Entitlements on April 26, 2023 | SCAB |
| **Rexford Industrial Fullerton (Hotel Fullerton)** - Demolition of hotel and construction of industrial building (6,000 sq. ft.) and office pod (6,000 sq. ft.) | 1500 S. Raymond | Approx. 0.77-mile south of BNSF tracks | Under Construction | SCAB |

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| **Major Site Plan-** to demolish an existing industrial building and develop the site with a new 139,449-square-foot industrial warehouse building. | 1901 Via Burton | 0.44-mile south of BNSF tracks | Under Construction | SCAB |
| **Acacia and Kimberly Industrial Project Request for a Major Site Plan**, pursuant to Fullerton Municipal Code Section 15.47, to review site and architectural plans to construct a 186,632-square-foot tilt-up speculative warehouse on property zoned M-P-80ES | 801 Acacia Ave | 0.3-mile south of BNSF tracks | Entitlements Complete, Currently Undergoing Plan Check Review. | SCAB |
| **Casa Bella - Highland & Valencia** The project proposes to construct 20 residential apartment units of which 5% (one unit) are deed-restricted for very low income with 1,152 sq. ft. of ground floor commercial space on property currently partially improved with a car wash. | 415 S. Highland Ave. | 0.13-mile south of BNSF tracks | Entitlements Complete Grading Permits have been issued, pending next steps from construction | SCAB |
| **Hub Fullerton Student oriented housing** - 420 units Additional Retail on 1st Floor. | 2601, 2701, and 2751 E. Chapman Avenue | 0.49-mile north of BNSF tracks | Under Construction | SCAB |
| **Atlas Fullerton-Multi-Family Residential** - 329 apartments. | 223, 225, 229 East Orangethorpe Avenue and 1101 and 1111 South Lemon Street | 0.45-mile north of BNSF tracks | Currently Undergoing Plan Check Engineer Review | SCAB |
| **East Amerige Avenue Project** - Request to construct 8 multi-family residential units. | 321 E. Amerige Avenue | 0.19-mile north of BNSF tracks | Preliminary Review Fourth DCRC Review Comments Provided on September 21, 2023 | |
| **Highland Tract Map**-A request for a Tentative Tract Map for 13 parcels and one letter lot (for private street) and a Major Site Plan Review for construction of 13 single-family residences. | 737 N. Highland Avenue | 0.59-mile north of BNSF tracks | In review | SCAB |

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| **Truck Yard Project-** Major Site Plan Review application pursuant to FMC Chapter 15.47 and Conditional Use Permit application pursuant to FMC Chapter 15.40 for proposed demolition of existing buildings and development and use of truck trailer and automobile parking located on property within 300 feet of residential zone | 301 S. Acacia | Northern adjoining property to BNSF tracks | On July 19, 2023 Planning Commission continued this item to a date uncertain for future review | SCAB |
| **Hawthorne Projects** | | | | |
| **Menlo Hotel Project:** The Menlo Hotel Project is proposed at the 17,424-square-foot site located at 11410 Menlo Avenue (APN: 4047-006-001 and 4047-006-002) in Hawthorne, Los Angeles County, California. The Project proposes a 57-room, six-story hotel on a site that is a paved lot and vacant of built structures. A total of 47,584 square feet of floor area would be developed, resulting in a total floor-area ratio of approximately 2.73:1. The proposed building would consist of six stories and a maximum height of 78 feet, 2 inches, including the parapet. | Menlo Avenue and Imperial Highway | Approximately 0.8 miles from nearest BNSF track | Approved | SCAB |
| **Hesperia** | | | | |
| **Grevillea Hotel Project:** The Grevillea Hotel Project is located at 4436 West Imperial Highway in Hawthorne, California and comprises 7 parcels. The Project proposes the construction and operation of a new 78-guestroom hotel. | 4436 West Imperial Highway in Hawthorne, California (APNs 4044-013-008, -009, -010, -011, -012, -013, and -014). | Approximately 0.78 miles from nearest BNSF track | Approved | SCAB |
| **Auto Lube Facility:** The proposed project would require the approval of a Conditional Use Permit (CUP25-00001) to construct a 1,515 square foot drive-thru oil change building with three service bays on a 1.01 acre lot within the Neighborhood Commercial (NC) zone of the Main Street and Freeway Corridor Specific Plan located on the south side of Main Street, approximately 575 feet west of Ninth Avenue. | west of Ninth Avenue and to the south side of Main Street. latitude and longitude: 34° 25’ 26.44" N; -117° 19’ 19.31”W | Approx 1 mile from nearest BNSF track | In review | MDAB |
| **Two-Phase Warehouse Distribution Facility:** The project proposes a two-phase warehouse facility located in the City of Hesperia. The proposed project site consists of approximately 8.67 acres. The project would be constructed within two phases. Phase 1 of the development would occur on the eastern half of the parcel while Phase 2 would occur on the western half. Phase 1 involves the renovation of a 5,000 square | 16801 Hercules Street APN includes 0410-081-02. | Approximately 0.1 mile from nearest BNSF track | In Review | MDAB |

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| foot office and warehouse building and the development of a 30,000 square foot warehouse, a 14,550 cubic foot retention basin, a solar array, and a 50,526 square foot storage yard. Phase 2 would be developed with a 2,207 square foot office building, a 30,744 square foot warehouse, a solar array, and a 59,697 square foot storage yard. Landscaping would total 53,174 square feet, including 21,412 square feet in Phase 1 and 31,762 square feet in Phase 2. A total of 81 parking spaces would be provided, including 42 spaces in Phase 1 and 39 spaces in Phase 2. | | | | |
| **General Pump Construction Yard:** Site Plan SPR24-00018 proposes to establish a well-drilling equipment yard on a 5.7-acre vacant parcel (APN0410-072-06) located at the southwest corner of Hercules Street and I Avenue within the CIBP (Commercial/ Industrial Business Park) zone under the Hesperia Main Street and Freeway Corridor Specific Plan. The Project includes 13,548 SF of buildings within 2.5 acres of open paved yard area for equipment storage and repair areas, including a fueling area with a 1,000 gallon above-ground fuel storage tank, an 800 SF power wash area for commercial pump and well drilling equipment, and a 1.56 acre area to remain fenced and undisturbed for western Joshua Tree avoidance, while one western Joshua tree would be removed. The Project would improve Hercules Street and I Avenue frontages, for a net acreage of 4.53 acres. | southwest corner of Hercules Street and I Avenue identified as APN 0410-072-06 | Approximately 0.2 miles from nearest BNSF track | In Review | MDAB |
| **Main Street Commercial Project:** The project proposes a new commercial building located in the City of Hesperia. The proposed project site consists of approximately 1.54 acres. Once developed, the proposed project would include a commercial building with 20,500 square feet of floor area and 9 tenant spaces. The commercial building would be constructed in the southern portion of the site as a “u” shaped building while the rest of the site would be covered by the parking lot, landscape, and utilities. Out of the 82 parking spaces required, the site will provide 79 parking spaces with a minor exception for the reduction of 3 parking spaces. Landscaped areas would total 6,751 square feet accounting for 10.4% of the total site area. Primary vehicular access to the | APNs: 3057-131-15, -22, and -28 | Approximately 1.0 miles from nearest BNSF track | In Review | MDAB |

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| project site would be provided by one 35-foot wide decorative driveway connection consisting of a two-lane ingress and egress on the south side of Main Street. | | | | |
| **Taylor Apartment Complex:** Andrew Taylor (Applicant) proposes to develop a 4.71-acre site with a new multiple-family residential development that would consist of 70-rental units. The proposed project would involve the development of a 70 unit apartment complex which would include 14 buildings consisting of the following: 8 eightplex buildings with 8 units each, 3 duplex buildings with 2 units each, 2 garage buildings with (22) non-livable garage units total, and 1 recreational building. The 14 new buildings would have a total floor area of approximately 92,984 square feet. The building footprint area would total approximately 54,802 square feet. The total site area would be 4.71 acres or 205,380 square feet. Vehicular access to the project site would be provided by two new driveway connections with the east side of "C" Avenue. A total of 160 parking spaces would be provided. | APNs: 0410-242-03 and 0410-242-04 | Approximately 1.0 mile from BNSF track | In Review | MDAB |
| **Fountainhead Commercial Project:** The site is currently developed. The Project proposes the redevelopment of the subject 1.58± acre parcel for the construction of two (2) fast-food driver-through restaurants. Development is consistent with the parcel's Neighborhood Commercial land use designation and consistent with the permitted land use and development standards under the Main Street and Freeway Corridor Specific Plan and Hesperia Municipal Code. | 15887-16901 Main Street and 1588 Walnut Street.<br><br>APN: 0413-101-08, -10, -11, -12, -13 and 0413-101-14 | Directly adjacent to BNSF track | In Review | MDAB |
| **United Holding Trucking Facility:** Jasdeep Singh (Applicant) proposes to an existing lumber truss yard to a truck parking facility. The proposed changes include renovations to three (3) existing buildings, installing sidewalks, landscaping, street improvements to Hercules Street and C Avenue along the street frontages, repairing asphalt, repairing the existing chain-link fence and installing a new screening steel or block wall, adding additional street lighting on existing poles on Hercules Street, and installing a new trash enclosure. Block walls or steel fencing would be installed along the Hercules Street and C Avenue landscaping area, and to provide security and screen views of trailers from the streets. | southeast corner of Hercules Street and C Avenue. | Directly adjacent to BNSF track | In Review | MDAB |

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| **Bickmore Warehouse 5.22 Acre Site:** The proposed project would involve the construction and subsequent operation of two new warehouse buildings, referred to as *Warehouse 1* and *Warehouse 2,* within the 5.22-acre (202,261 square foot) property. Warehouse 1 would consist of 39,530 square feet of floor area including a 36,1-01 square feet of warehouse floor area and a 3,520 square foot office. Warehouse 2 would consist of 40,248 square feet of floor area including a 36,728 square feet of warehouse floor area and a 3,520 square foot office. The total floor area of the two buildings would be 79,778 square feet. The warehouses would consist of a single level with a maximum height of approximately 41 feet. Parking areas would be located to the eastern and southern portions of the site. A total of 73 parking spaces would be provided including 63 standard parking spaces, 2 truck parking spaces, 4 EV standard parking spaces, 2 ADA compliant parking spaces and 2 ADA compliant EV parking spaces. Landscaping would total 36,387 square feet. The landscaping would be provided around the building, the site's perimeter, and along the roadway frontages. The project would consist of 9 truck dock doors including 3 raised doors and 1 ground level door along the north elevation of Warehouse 1 and 4 raised doors and 1 ground level door along the south elevation of Warehouse 2. | 34°26'5.35"N, -117°17'23.71"W. | Approximately 0.7 miles from BNSF track | In Review | MDAB |
| **Smokehouse Townhome Apartments:** Site Plan Review SPR22-00010 by Hossein Mazi (Applicant) is the development of an 84-unit townhome style multi-family complex, consisting of eight one- and 76 two-bedroom units in nine separate buildings, on 4.36 gross acres (4 net acres), and associated road improvements on Smoke Tree Street located at 15639 Smoke Tree Street, Approximately 220 feet east of Eleventh Avenue, identified as Assessor Parcel Number (APN) 0407-251-12, within the High Density Residential (HDR) zone of the Main Street and Freeway Corridor Specific Plan (Proposed Project). The Project also requires a permit from the California Department of Fish and Wildlife to remove six western Joshua trees. | 15639 Smoke Tree Street<br><br>APN: 0407-251-12 | Approximately 1.0 mile from BNSF track | In Review | MDAB |

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| **92 Apartment Unit-Development:** The proposed project would involve the development of the 5.26-acre with a new multiple-family residential development that would consist of 92-units. Of the total number of units, 40 units would be one-bedroom units and 52 units would be two bedroom units. The residential units would be located within 10 new, two level buildings. In addition, a community center would be located in the site's southeast corner. Landscaping would total 45,994 square feet. A total of 221 parking spaces would be provided. Vehicular access to the project site would be provided by new driveway connections with the north side of Willow Street and the east side of 3rd Avenue. | Assessor's Parcel Number (APN) that is applicable to the project site is 0407-052-03 | Approximately 0.3 miles from BNSF track | Notice of Determination Approved on 10/16/2024 | MDAB |
| **Pallet Storage Facility:** The Project proposes a wood pallet refurbishment and storage facility on two parcels of a three-parcel holding located at the south end of Santa Fe Avenue East of the intersection of Jenny Street in Hesperia, California. Parcel 0397-113-03, located at 6730 Santa Fe Avenue East, is 3.53 acres in size and contains a 21,832 square-foot warehouse where the wood pallets will be refurbished for reuse. The adjacent vacant north parcel (0397-121-03) is 2.54 acres in size and will be the site of the outdoor pallet storage yard. A third parcel, 0397-113-04, consists of 0.6 acres and is under the same ownership, and will be merged with the adjacent parcels, but will remain vacant. | APN: 0397-113-03, 0397-121-03, 0397-113-04 | Directly adjacent to BNSF track | In Review | MDAB |
| **Primaco Shopping Center:** The proposed project would involve the construction and operation of a new commercial shopping center. The proposed project site consists of approximately 10.8 acres that would include a shopping center with a supermarket and nine tenant spaces, a second commercial building with 15 tenant spaces that would include two restaurants, a fast-food restaurant with drive-through window, and a convenience market/gas station with 16 vehicle fueling positions. | APN: 0405-383-31 | Approximately 0.5 miles from BNSF track | In Review | MDAB |
| **Smoke Tree Self Storage:** The 2.32-acre project would involve the construction and subsequent operation of a 48,783 square feet self-storage facility. There would be five new proposed new self-storage buildings, referred to as Building A through Building F. Building A's floor area would be 8,679 square feet, | APN: 0410-135-07, 08, 09, 10 | Approximately 1.0 mile from BNSF track | Approved | MDAB |

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| Building B's floor area would be 11,873 square feet, Building C's floor area would be 10,893 square feet, Building D's floor area would be 9,458 square feet, and Building E's floor area would be 8,890 square feet. A small, 660 square foot office would be located at the west end of Building E. Landscaping would total 10,622 square feet and would be located along the Smoke Tree Street and "I" Avenue frontages. Access to the project site would be provided by a 28-foot-wide driveway connection with the west side of "I" Avenue. A second shared access would be provided by a 40-foot-wide driveway connection with the south side of Smoke Tree Street. A 26-foot-wide internal drive aisle would provide access to the individual storage units. A total of six parking spaces would be provided near the office. | | | | |
| **TT-20581 (SPR22-00012 & TT22-00004)**<br>The project involves the construction of a 74-unit townhome development, each with an attached two-car garage, on 10.92± gross acres in four (4) Phases ("Project"). The density is 6.78 dwelling units per acre. All buildings will be single story, and will include three different unit types, with two units per building. The project will also include a clubhouse, recreation area (approximately 12,164 square feet), a stormwater retention basin (approximately 9,873 square feet), 173 parking spaces throughout the site, landscaping, and trash enclosures. A six-foot high split-faced block wall will be provided on all sides with gated entries on Sultana Street (primarily entry) and F Avenue (secondary entry and emergency access). | APN: 0410-221-08-0000 | Approximately 0.8 miles from BNSF track | In Review | MDAB |
| **Guard Dog of Hesperia Self Storage and RV Parking Expansion**<br>The Project Site is located on a ±5.24-acre parcel of undeveloped land (APN #0410- 011-32 and #0410-011-33) and is located directly west of the existing Guard Dog Storage of Hesperia and directly south of Lemon Street in the City of Hesperia, CA This Project would be an expansion of the existing Guard Dog Storage of Hesperia facility located directly east at 17147 Lemon Street. | APN: 0410-011-32, 0410-011-33 | Approximately 0.5 miles from BNSF track | In Review | MDAB |
| **Pathways to College**<br>Conditional Use Permit (CUP), to construct a TK to eighth charter school ("Project"). The new school would house a total | APN: 0414-212-08, 0414-212-09 | Directly adjacent to BNSF track | Approved | MDAB |

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| of up to 700 students, 60 school staff, and multiple school buildings and facilities, encompassing 10. 03 acres of the approximately 26-acre Project Site in addition to the 1. 79-acre shallow infiltration basin to be developed. | | | | |
| **Tentative Tract Map No. 20434**<br>The proposed project would involve a Tentative Tract Map to subdivide approximately 28.8 gross acres into 112 single family residential lots with a minimum lot size of 7,200 square feet. | Mesquite Street and the California Aqueduct<br><br>APN: 3046-232-30,36,76,77 | Approximately 1.0 mile from nearest BNSF track | Unknown | MDAB |
| **Dara Industrial**<br>The Project proposes the development of a single 750,000-square-foot industrial building. Of this total, 15,000 square feet would be dedicated to office uses associated with the industrial uses. The Project also includes two water retention basins to be located at the site's northeasterly (0.6 acre) and southwesterly (2.0 acres) corners. The basins will reduce post development stormwater flows to levels similar to existing conditions. The Hesperia General Plan designates the Project site as Specific Plan (Main Street and Freeway Corridor Specific Plan). Within the Specific Plan, the site is zoned for Commercial/Industrial Business Park (CIBP) uses. | APN 3064-551-01 to 3064-551-08 | Approximately 0.5 miles from BNSF track | Approved | MDAB |
| **Hesperia Commerce Center II**<br>The Project would include construction of three industrial/warehouse buildings and associated improvements on 194.8-acres of vacant land. Building 1 (the north-westernmost building) would be 1,561,582 square feet, Building 2 (the southernmost building) would be 2,068,100 square feet, which would potentially be divided between two spaces within the same building, and Building 3 (the easternmost building) would be 112,908 square feet. In total, the Project would provide 3,742,590 square feet of industrial/warehouse space and associated improvements, including loading docks, tractor-trailer stalls, passenger vehicle parking spaces, and approximately 7 percent landscape area coverage. | APNs: 306435103, 306436101, 306439101, and 306440102 | Approximately 0.8 miles from BNSF track | Approved | MDAB |
| **La Mirada Projects** | | | | |

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| **84 Lumber**: This new project features a 26,504 square feet commercial building, an outdoor storage area, and new sidewalk and landscaping. Utility pole removals near the site remain in progress. 84 Lumber, a provider of building materials, manufactured components, and construction services for residential and commercial projects, will operate at the site. | 14447 Firestone Boulevard | Approximately 0.7 miles from nearest BNSF track | Operational | SCAB |
| **Northgate Market**: The proposed project will occupy the former location of The Market by Superior and will include both façade and interior tenant improvements. The revitalized space will feature a new produce section, meat market, deli, and prepared foods area. The applicant is also requesting a license to allow for alcohol tastings in the store. | 12721 Valley View Avenue | Approximately 1 mile from nearest BNSF track | In Review | SCAB |
| **Lawndale Projects** | | | | |
| **Will Rogers Middle School New Classroom Building Project**<br>The proposed project would include the modernization of a portion of the campus as described below:<br>Demolition – Three existing portable classroom structures and three striped sports courts would be demolished.<br>New Construction – A new two-story classroom building to be 27,838 square feet and would include 14 new classrooms. Seven classrooms would be provided on each of the two floors, along with restrooms, storage and maintenance areas, and workrooms. | 4100 West, 154th Street | Approximately 0.75 miles from nearest BNSF track | In Operation | SCAB |
| **Lawndale Wellness and Activity Center**<br>Project to create a new 5,512 square feet community center on the campus of William Anderson Elementary Center for access to the disadvantaged community members. The wellness will be built on a vacant space on the school campus and provide a new entrance, landscaping, drinking fountains, restrooms and bike path. | 4130 W. 145th Street | Approximately 1.0 mile from nearest BNSF Track | In Operation | SCAB |
| **Leuzinger High School Athletic Facilities Improvements Project:** Replacement of existing outdoor athletic facilities on the campus with new and improved facilities. The existing softball | Rosecrans Avenue, Hawthorne Boulevard, Prairie Avenue | Approximately 1.0 mile from nearest BNSF track | Approved | SCAB |

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| field and outdoor basketball courts would be replaced by a new softball/multi-use field with outdoor basketball courts. Replacement of existing football field and track with a new outdoor football field and track, outdoor basketball courts, and home and visitor concession buildings. Replacement of existing baseball field and tennis courts with a new baseball field with two parking lots containing 51 spaces. Replace and add new field LED lighting contained in fixtures that are pointed downward and fully shielded. New synthetic turf surfaces on the softball/multi-use field, outdoor football field, and baseball field. | | | | |
| **Long Beach Projects** | | | | |
| **Union Pacific Intermodal Container Transfer Facility**: An existing intermodal railyard encompassing 148 acres, located just south of I-405 and surrounded by commercial and industrial uses. Facilities include classification tracks, a gate complex for inbound and outbound intermodal truck traffic, intermodal loading and unloading tracks, and buildings and facilities supporting railroad and contractor operations. The facility has the capacity to handle at least 600,000 annual container lifts. | 2401 E. Sepulveda Boulevard in Long Beach, California | Adjacent to BNSF track | Operational | SCAB |
| **Port of Long Beach Pier B On-Dock Rail Program Project:**<br>Key components of the program include:<br>• Realignment of the existing Pier B Street and Pico Avenue.<br>• Closure of the Ninth Street grade crossing.<br>• Expansion of the existing yard to 38 storage tracks.<br>• Expansion of inbound-outbound staging tracks to accommodate up to five 10,000 LF trains.<br>• Removal of the Shoemaker Bridge ramps and other streets between 9th Street and 12th Street.<br>• Relocation of existing utilities.<br>• Relocation of existing main-line tracks into the North Harbor area.<br>• Widening of the Dominguez Channel Bridge to accommodate an additional track.<br>The program will more than double the size of the existing Pier B rail yard and triple the volume of on-dock rail cargo the POLB | Pier B, Dominguez Channel (west), I-710 (east), Ocean Boulevard/Pier E (south), and West 15th St | Adjacent to BNSF track | Operational / Under Construction | SCAB |

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| can handle annually. It will also feature a depot for servicing up to 30 locomotives and a staging area to assemble and break down trains up to 10,000 LF. The project will be built in phases, each improving cargo flow, with completion anticipated by 2032. | | | | |
| **1115 East Artesia Boulevard**: The project involves the development of 5 units to include one deed restricted, low income, live-work unit, located in the MU1-A Zoning District. | 1115 East Artesia Boulevard in Long Beach, California | Approximately 0.8 miles from nearest BNSF track | Completed | SCAB |
| **5910 Cherry Avenue Industrial**: The project includes the construction of a new 304,344-square-foot, concrete tilt-up industrial warehouse building, including 10,066 square feet of office on a 14.16-acre lot with 336 at-grade parking stalls, 44 overhead dock doors, and approximately 33,783 sf of landscaping throughout the site. | 5910 Cherry Avenue in Long Beach, California; on APN 7119-018-033 | Approximately 0.2 miles from nearest BNSF track | In Review | SCAB |
| **5860 Paramount Boulevard**: The project includes the development of a new 129,300 square-foot industrial building with a 20,000 square-foot second floor and 40,000 square feet of office use within the IG (General Industrial) zoning district. | 5860 Paramount Boulevard in Long Beach, California | Approximately 0.3 miles from nearest BNSF track | Completed | |
| **Edgewood Point**: The project includes the development of 38 three-story townhomes in the MU-2-A (Mixed Use) zone | 5100 Long Beach Boulevard | Approximately 0.3 miles from nearest BNSF track | Completed | SCAB |
| **51st Street Greenbelt**: The project includes the transformation of 1 acre of undeveloped land into an outdoor park space, including pedestrian trails, a cycle track, fitness stations, play equipment, and landscaping in the I (Institutional) zone. | 142 West 51st Street in Long Beach, California | Approximately 0.4 miles from nearest BNSF track | Approved | SCAB |
| **4000 Via Oro Avenue**: The project includes the construction of a 525,280 square-foot warehouse and distribution facility located in the PD-26 (West Long Beach Business Parks Planned Development) district. | 4000 Via Oro Avenue in Long Beach, California | Approximately 0.1 miles from nearest BNSF track | Approved | SCAB |
| **3901 Via Oro Avenue**: The project would demolish an existing 53,488 square-foot office building and construct a new 73,298 square-foot warehouse building, including an office mezzanine and parking and landscaping improvements, on a 3.15-acre site located in the PD-26 (Planned Development) district. | 3901 Via Oro Avenue in Long Beach, California | Approximately 0.1 miles from nearest BNSF track | In Review | SCAB |
| **1600 – 1629 West Wardlow Road**: The project includes the construction and operation of a two-story electric vehicle (EV) | 1600 – 1629 West Wardlow Road in Long Beach, California | Approximately 0.2 miles from nearest BNSF track | Approved | SCAB |

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| charging facility, including a ground floor market and lobby and second level with high-speed EV charging spaces | | | | |
| **The Cove**: The project includes the development of a 90 units of affordable housing in the SP-4 (Specific Plan) zone. | 2121 West Williams Street in Long Beach, California | Approximately 0.1 miles from nearest BNSF track | Completed | SCAB |
| **Bloom at Magnolia**: The project includes a four-story transit-oriented residential development with 40 affordable units, including supportive services, office space, bicycle parking, and community space in the RMU4-A (Mixed Use) zone | 1770 Magnolia Avenue in Long Beach, California | Approximately 1 mile from nearest BNSF track | Completed | SCAB |
| **929 West Anaheim Street**: The project includes the development of two new concrete tilt-up speculative warehouse buildings, measuring approximately 122,096 square feet in total, located in the IG (General Industrial) zone. | 929 West Anaheim Street in Long Beach, California | Approximately 0.4 miles from nearest BNSF track | Approved | SCAB |
| **Millenium Homes**: The project would construct ten two-story townhomes for low- and moderate-income buyers near transit routes, on a site located in the MU 3-A (Mixed Use) zone. | 116 West 14th Street in Long Beach, California | Approximately 1 mile from nearest BNSF track | Completed | SCAB |
| **Locust Long Beach Apartments**: The project would construct a seven-story, multi-family residential building with 97 units located in the PD-30 (Planned Development) zone. | 1112 Locust Avenue in Long Beach, California | Approximately 1 mile from nearest BNSF track | Completed | SCAB |
| **927 Long Beach Boulevard Residential**: The project would construct a new six-story, 75-unit apartment building, with three levels of subterranean parking, for a total of 120,953 square feet, located in the PD-30 (Planned Development) zone. | 927 Long Beach Boulevard in Long Beach, California | Approximately 1 mile from nearest BNSF track | Approved | |
| **Queen Beach**: The project would construct an eight-story, 140-unit residential building, including two levels of parking, 2,454 square feet of commercial space, and 10,326 square feet of open space, located in the PD-30 (Planned Development) zone. | 937 Pine Avenue in Long Beach, California | Approximately 0.8 miles from the nearest BNSF track | Approved | SCAB |
| **Pine Avenue Micro-Units**: The project would construct a five-story residential building with 49 micro-units, including six affordable housing units, for a floor area of 34,000 square feet, located in the PD-30 (Planned Development) zone. | 909 Pine Avenue in Long Beach, California | Approximately 0.8 miles from nearest BNSF track | Under Construction | SCAB |
| **The Regency Palms II**: The project would construct a ten-story, 78-unit assisted living development located in the PD-30 (Planned Development) zone. | 810 Pine Avenue in Long Beach, California | Approximately 0.9 miles from nearest BNSF track | Approved | SCAB |

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| **711 Pine Avenue**: The project would construct a 49-micro-unit, seven-story multifamily residential building, including six affordable units, located on a 7,500 square foot lot in the PD-30 (Planned Development) zone. | 711 Pine Avenue in Long Beach, California | Approximately 0.9 miles from nearest BNSF track | Approved | SCAB |
| **Calypso**: The project would construct a seven-story, 108-unit multifamily residential building located in the PD-30 (Planned Development) zone. | 636 Locust Avenue in Long Beach, California | Approximately 1 mile from nearest BNSF track | Approved | SCAB |
| **Mosaic**: The project would construct a new 900-unit residential development consisting of three eight-story buildings with ground-floor commercial uses, a standalone retail pavilion, and at-grade and above parking garages, located in the PD-30 (Planned Development) zone. | 450 Promenade North in Long Beach, California | Approximately 1 mile from nearest BNSF track | In Review | SCAB |
| **335 Pacific Avenue**: The project would construct a new 141-unit multifamily residential building, with eight stories above grade and a two-story below grade structure, located in the PD-30 (Planned Development) zone. | 335 Pacific Avenue in Long Beach, California | Approximately 0.7 miles from nearest BNSF track | Approved | SCAB |
| **Resa at 3rd and Pacific**: The project consists of an eight-story mixed-use building with 271 residential units and two levels of subterranean parking located in the PD-30 (Planned Development) zone. | 131 West 3rd Street in Long Beach, California | Approximately 0.8 miles from nearest BNSF track | Under Construction | SCAB |
| **The Inkwell**: The project would construct a 189-unit, eight-story mixed-use building located in the PD-30 (Planned Development) zone. | 127 – 135 East Broadway Avenue in Long Beach, California | Approximately 0.9 miles from nearest BNSF track | Completed | SCAB |
| **AMLI Park Broadway**: The project would construct a seven-story, mixed-use development with 222 residential units and 8,500 square feet of retail space located in the PD-30 (Planned Development) zone. | 245 West Broadway in Long Beach, California | Approximately 0.7 miles from nearest BNSF track | Completed | SCAB |
| **Civic Center Mid-Block**: The project would construct two six-story mixed-use buildings with 580 residential units, 40,000 square feet of retail space, restaurants, and a grocery store located in the PD-30 (Planned Development) zone. | 101 Pacific Avenue in Long Beach, California | Approximately 0.7 miles from nearest BNSF track | Approved | SCAB |
| **The Magnolia**: The project would construct a seven-story, 142-unit residential development located in the PD-30 (Planned Development) zone. | 500 West Broadway in Long Beach, California | Approximately 0.5 miles from nearest BNSF track | Completed | SCAB |
| **West Gateway / World Trade Center**: The project would modify a site plan for 756 residential units, 2,450 square feet | 600 West Broadway in Long Beach, California | Approximately 0.5 miles from nearest BNSF track | Under Construction | SCAB |

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| of retail, and a parking structure located in the PD-30 (Planned Development) zone. | | | | |
| **442 Residences**: The project would construct a five-story, 94-unit residential development located in the PD-6 (Planned Development) zone. | 442 West Ocean Boulevard in Long Beach, California | Approximately 0.6 miles from nearest BNSF track | Completed | SCAB |
| **100 Oceangate**: The project would involve the adaptive reuse of an existing building into a mixed-use building, converting office spaces into 188 residential units and adding 5,620 square feet of commercial space at the ground floor level, in the PD-6 (Planned Development) zone. | 100 Oceangate in Long Beach, California | Approximately 0.5 miles from nearest BNSF track | In Review | SCAB |
| **400 Oceangate**: The project would involve the adaptive reuse of an existing 15-story office building into 200 residential units and construction of five additional levels with 75 residential units on a concrete podium deck above the existing parking structure in the PD-6 (Planned Development) zone. | 400 Oceangate in Long Beach, California | Approximately 0.3 miles from nearest BNSF track | Approved | SCAB |
| **Ocean View Tower**: The project involves the adaptive reuse of a former Verizon building to provide 142 residential units in a twelve-story development in the PD-6 (Planned Development) zone. | 200 West Ocean Boulevard in Long Beach, California | Approximately 0.8 miles from nearest BNSF track | Completed | SCAB |
| **Ocean Center Building**: The project involves the adaptive reuse of a 14-story building into a 74-unit residential development including restaurant and retail space in the PD-6 (Planned Development) zone. | 110 West Ocean Boulevard in Long Beach, California | Approximately 0.9 miles from nearest BNSF track | Completed | SCAB |
| **The Breakers Hotel**: The project involves the renovation of an existing historic building into a 13-story, 185-unit hotel with rental, retail, and event space in the PD-6 (Planned Development) zone. | 200 East Ocean Boulevard in Long Beach, California | Approximately 1 mile from nearest BNSF track | Completed | SCAB |
| **Shoreline Village Shopping Center**: The project involves the redevelopment of the existing Shoreline Village Shopping Center in the Downtown Shoreline Planned Development District (PD-6), including renovation and expansion of existing commercial buildings, demolition of three buildings (two kiosks and one retail building), construction of two retail buildings, construction of a two-level parking deck with attached retail space and bicycle storage space, and the repaving and restriping of the northern and southern surface parking lots adjacent to Shoreline | 429 Shoreline Village Drive in Long Beach, California; on APN 7278-010-914 | Approximately 0.8 miles from nearest BNSF track | In Review | SCAB |

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| Village Drive. The project would result in no net change in the square footage of commercial uses. | | | | |
| **The Hotel**: The project would construct a new five-story, 34-unit hotel located in the PD-30 (Planned Development) zone. | 107 Long Beach Boulevard in Long Beach, California | Approximately 1 mile from nearest BNSF track | Completed | SCAB |
| **Los Angeles, City of** | | | | |
| **East End Studios ADLA**<br>The East End Studios ADLA Project involves the development of a new multi-story production studio campus totaling 675,611 square feet of floor area on an approximately 14.6-acre (635,551 net square-foot) site. The Project would include 299,012 square feet of studio uses within five studio buildings; 69,192 square feet of production support space within three covered areas, adjacent to the studio buildings; and 307,407 square feet of office use within two five-story buildings. Two existing warehouse structures totaling approximately 311,000 square feet would be demolished. | 6th Street, Alameda Street, and Mill Street | Approximately 0.5 miles from the nearest BNSF track | In review | SCAB |
| **1100 E 5th Street**<br>The Project proposes the demolition of three existing warehouse buildings and a surface parking lot, to allow for the construction of an eight-story mixed-use building comprised of 220 live/work units of which 11 percent would be deed-restricted for Very Low Income households, up to 46,548 square feet of commercial uses, and 22,725 square feet of open space. The Project will include a total of 249,758-square feet, for a Floor Area Ratio (FAR) of 4.75:1 and a maximum building height of 116 feet. Vehicle parking would be provided within three subterranean parking levels. The Project includes an increased commercial option that provides the flexibility to: replace 20 live/work units with up to 64,313 square feet of commercial uses, an increase of 17,765 square feet of commercial uses. | 1100 E 5th Street | Approximately 0.5 miles from the nearest BNSF Track | In review | SCAB |
| **Fourth and Central**<br>The Project would demolish the existing surface parking and cold storage facility uses on the West and South Sites, respectively. The Project would include a mix of residential, office, restaurant/retail, and hotel uses within 10 distinct buildings over the three Sites totaling approximately 2,318,534 sf, for a floor area ratio (FAR) of 6.95:1. The Project would | Fourth Street/Central Avenue/Alameda Street | Approximately 0.5 miles from the nearest BNSF Track | In review | SCAB |

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| include 1,521 residential units, including affordable housing units, totaling approximately 1,731,849 sf. | | | | |
| **Violet Street Creative Office Campus Project**<br>The Violet Street Creative Office Campus Project (Project) is for the redevelopment and expansion of an existing office campus on an approximately 6.3-acre site. New construction includes a 13-story, 450,599-square-foot building comprised of 435,100 square feet of office uses, 15,499 square feet of ground floor retail and/or restaurant uses, and four subterranean and two above-grade levels of parking, which would require the demolition of warehouse and office uses and associated surface parking, all located on the southwest portion of the Project Site. In addition, a Future Campus Expansion Phase could allow for up to 211,201 square feet of additional office and restaurant uses, which would require the demolition of an existing office building, located at the corner of Violet Street and Santa Fe Avenue. The existing 244,795 square-foot Warner Music Group building (originally the Ford Factory building, a designated historic resource) and a five-story parking garage would be retained as part of the Project. | Santa Fe Avenue, Mateo Street, and 7th Street | Adjacent to BNSF track | Approved | SCAB |
| **Silver Lake Reservoir Complex Master Plan Project**<br>The proposed Project would redevelop approximately 116 acres of the 127-acre Silver Lake Reservoir Complex (SLRC) with a contemporary design that would create seven park zones blending vegetated areas with public spaces. These park zones would be connected by a 2.5-mile, tree-lined promenade and would include the Meadow, the Knoll, Ivanhoe Overlook, the Eucalyptus Grove, the East and West Narrows, the South Valley, and Habitat Islands. In addition, offsite improvements, including the addition of an improved bicycle and/or parking lane, would be proposed along Silver Lake Boulevard and/or West Silver Lake Drive. | Tesla Ave (North), Armstrong Ave/Silver Lake Blvd (East), Van Pelt Pl (South) | Approximately 1.0 from nearest BNSF track | Approved | SCAB |
| **2519 Bay Street Project**<br>The Project would include the development of a creative office campus comprised of a 10-story commercial high-rise building, a two-story commercial building, a one-story commercial building, and a one-story electrical enclosure. The Project would include approximately 217,189 square feet of creative office space and | Bay Street/Santa Fe Avenue and Sacramento Avenue/Santa Fe Avenue | Adjacent to BNSF Track | Unknown | SCAB |

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| 5,000 square feet of retail and restaurant space, for a total of 222,189 square feet of new floor area. The Project would provide a total of 711 vehicle parking spaces within up to four subterranean parking levels and one ground floor parking level. To accommodate the Project, all existing buildings and uses on-site would be removed, including the three existing buildings that total 39,328 square feet of office and industrial uses. | | | | |
| **4th and Hewitt**<br>The 4th and Hewitt Project proposes the demolition of an existing office building, two storage/garage buildings, and surface parking lots, to allow for the construction of an 18-story office building comprised of 8,149 square feet of ground floor restaurant space, 308,527 square feet of office, 16,294 square feet of covered exterior employee common areas, and a 3,500 square-foot ground floor courtyard accessible from Colyton Street. The project would include a total of 340,770 square feet of floor area, comprised of an existing 7,800 square-foot building to remain and a new 332,970 square-foot office building, on a 56,795 square-foot lot (a Floor Area Ration of 6:1) and a maximum building height of 292 feet. Vehicle parking would be provided within three subterranean levels and our levels of above grade parking. | East 4th St./Colyton St. and East 4th St./South Hewitt St. | Approximately 0.35 miles from the BNSF track | Approved | SCAB |
| **670 Mesquit**<br>RCS VE, LLC (the Applicant) proposes to construct a new mixed-use development totaling up to 1,792,103 square feet of floor area (the Project) on approximately 5.45 acres of land at 670 Mesquit Street (Project Site), along the southeastern edge of the Artists-in-Residence District within the Central City North Community Plan area of the City of Los Angeles (City). The Project would have a floor area ratio (FAR) of up to 7.5:1, and would consist of the following primary components:<br>• Creative office space totaling up to 944,055 square feet;<br>• A 236-room hotel;<br>• 308 multi-family residential housing units;<br>• An Arts District Central Market (food hall), a grocery store, and general retail uses totaling up to 136,152 square feet;<br>• Restaurants totaling up to 89,577 square feet; | Mesquit Street and Seventh Street | Adjacent to BNSF Track | Approved | SCAB |

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| • Studio/event/gallery space and a potential museum totaling up to 93,617 square feet; and,<br>• A maximum 62,148-square-foot gym. | | | | |
| **Prologic Vermont and Redondo Project**<br>The proposed Prologis Vermont and Redondo Project includes construction, use, and maintenance of a one-story (with a 25,000- square-foot mezzanine), 53-foot tall, 340,298- square-foot warehouse/manufacturing/high-cube warehouse/distribution center with a total of 194 automobile parking spaces and 32 bicycle parking spaces (Project). The Project also includes 36 dock high truck loading positions and parking for up to 71 trailers. | 15116-15216 S. Vermont Ave and 747-861 W. Redondo Beach Blvd | Approximately 0.75 miles from nearest BNSF Track | In review | SCAB |
| **Sixth Street Park, Arts, River & Connectivity Project (PARC) Project**<br>The proposed Project would create public recreational space on approximately 13 acres in areas underneath and adjacent to the upcoming Sixth Street Viaduct. Features of the proposed Project include, but are not limited to, a café, concession area, public restrooms on each side of the LA River, performance and public gathering areas, flexible play areas and lawns, adult fitness equipment, dog play areas, landscaped areas, public art, sports fields and courts, children's play areas and splash pad, picnic and grilling areas, parking spaces, skate park elements, bicycle and pedestrian paths, roadway connectivity improvements stormwater infrastructure improvements, and rain gardens. | 6th Street between Mateo Street and the United States Highway 101 | Adjacent to BNSF Track | Approved | |
| **2800 Casitas Avenue Project (formerly "Bow Tie Yard Lofts Project)**<br>would involve the demolition of an existing 117,000-square-foot manufacturing/warehouse/production building on the approximately 5.7-acre (248,190 square-foot) Project Site. The Project would construct a new 487,872 square-foot mixed-use development, consisting of up to 419 multi-family residential units (including 35 units for Very Low Income households), up to 64,000 square feet of commercial space, and a seven-story parking structure. Commercial uses on-site would include a mix of ground-floor restaurant uses and office space, and a rooftop urban farm/greenhouse. The proposed residential units would be located in four buildings ranging from five to six stories with a | 2800 Casitas Avenue | Adjacent to BNSF track | In operation | SCAB |

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| maximum height of 85 feet above grade. A seven-story (85-foot high) parking garage on the northwest end of the Project Site would provide on-site parking spaces on floors one through six, and an urban farm/greenhouse on the seventh floor. Off-site improvements include the construction of a secondary access road. | | | | |
| **1111 Sunset Project Erratum No. 1**<br>Mixed-use development proposed on a 272,918-square-foot (6.27-acre) site. The Project proposes two development scenarios—the Mixed Use Development Scenario and the No-Hotel Development Scenario. Regardless of the development scenario, the Project would comprise a maximum of 994,982 square feet of floor area. Under the Mixed Use Development Scenario, up to 737 residential units (including up to 76 restricted affordable housing units) would be constructed with up to 180 hotel rooms, up to 48,000 square feet of office space, and up to 95,000 square feet of general commercial floor area are proposed. Under the No Hotel Development Scenario, a maximum of up to 827 residential units (including up to 76 restricted affordable housing units) would be constructed along with up to 48,000 square feet of office space, and up to 95,000 square feet of general commercial floor area. The additional residential units (under the No-Hotel Development Scenario) would replace the 180 hotel rooms proposed by the Mixed Use Development Scenario and would be located in the same building. | 1111 Sunset Boulevard | Approximately 1.0 mile from nearest BNSF track | In operation | SCAB |
| **7528 North Bellaire Avenue Mixed-Use Project (ENV-2023-7895-MND)**<br>Project proposes a 229,827 square foot self storage facility, office and apartment complex made up of 8 units with site hardscape and landscape improvements on a 170,684 square-foot lot that is zoned with RA-1, (T)R1-1 and R2-1. The requested entitlements will require a General Plan Amendment from Commercial Manufacturing, Parking Buffer, and Low Residential to Commercial Manufacturing for the entire site, a Zone Change from RA-1, R1-1, and R2-1 to CM-1 for the entire site, a Conditional Use Permit for storage of household goods within 500 feet of a residential use, and a Site Plan Review for a project | Bellaire Ave & Cohasset St | Approximately 0.25 miles from nearest BNSF Track | In Review | SCAB |

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| which results in an increase of 50,000 square feet or more of non-residential area. | | | | |
| **De Soto Express Car Wash Project (ENV-2024-494-MND)** The Project involves the construction of an automated approximately 5,111-square-foot, 36 foot and eight inch high car wash facility | Nordhoff Street & De Soto Avenue | Approximately 0.25 miles from nearest BNSF Track | In Review | SCAB |
| **Lorne Project (ENV-2019-3203-MND)** The project includes a Zone Change from R1-1-CUGU to (T)(Q)RD1.5-1-CUGU. The project involves the demolition of 3 existing single-family dwellings units for the construction use and maintenance of a 17-unit apartment with attached garages on an approximate 26,296.6 square foot lot. | Lorne Street & Fair Avenue | Approximately 0.25 miles from nearest BNSF Track | In Review | SCAB |
| **The 2830 Prewett Project (ENV-2023-5352-MND)** The proposed project includes the construction, use and maintenance of one (1) single-family residence and one attached (1) Accessory Dwelling Unit (ADU) on vacant land located at 2824 – 2830 North Prewett Street. The single-family residence has a Residential Floor Area of 3,938 square feet on a 9,536-square-foot project site. The 22-foot tall, two-story dwelling includes a 465-square-foot attached two-car garage. The ADU is 800 square feet and 16 feet in height. The project also includes a 482-square-foot pool and two retaining walls. One retaining wall is 6 feet in height with a length of 35 feet six inches near the dwelling entry. The other wall is 6 feet in height with a length of 62 feet at the pool deck area. The proposed project involves hillside grading of approximately 777 cubic yards of soil cut and 132 cubic yards of fill for a total 909 cubic yards of grading. | Prewett Street and Thomas Street | Approximately 1.0 mile from nearest BNSF track | In Review | SCAB |
| **Del Norte 4 Single Family Residences (ENV-2017-5203-MND)** The Project at 457, 461, 465, and 467 West Del Norte Street includes four (4) separate three (3) story single-family residences and four (4) detached two-car carports on four (4) adjacent vacant lots totaling .41 acres. The Project includes a 2,085 square foot, 44 feet 9 inch home on a 4,617 square foot lot, a 2,100 square foot, 45 feet home on a 4,543 square foot lot, a 2,100 square foot, 45 feet home on a 4,471 square foot lot, and a 2,199 square foot, 44 feet 11 inch home on a 4,399 square foot lot. The Project proposes 366 cubic yards of grading, | Del Norte St & Glenalbyn Drive | Approximately 0.75 miles from nearest BNSF Track | Approved | SCAB |

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| the removal of 28 trees and shrubs (two (2) Protected Toyon, 14 Protected Walnuts and Oaks, and 12 Significant various species Trees). | | | | |
| **8431 N. Sunland Boulevard (ENV-2020-1322-MND)**<br>Project proposes a 4,295 square foot car wash and new landscaping on a 37,801 square-foot lot that is zoned with C2-1VLCUGU and P-1VL-CUGU. The requested entitlements will require a Specific Plan Exemption to provide relief from the Clean Up Green Up Ordinance 184,246 and its limitations. CUGU prohibits a car wash facility within 500 feet of residential uses. The proposed scope of work will also require a Zone Variance to allow the construction of an express car wash with associated driveway aisles, and 23 vacuums to be established in the P-1VL-CUGU zone. The existing remains of a burnt down one-story restaurant totaling 5,763 square feet would be demolished. | Sunland Boulevard & Clybourn Avenue | Approximately 0.3 miles from nearest BNSF Track | In Review | SCAB |
| **16201, 16215, 16227, 16231, 16239, 16251 & 16275 W. Raymer St.**<br>The applicant is proposing the demolition of approximately 48,944 square feet of industrial space with associated surface parking and landscaping for the construction, use, and maintenance of an approximately 123,464 square foot single story with mezzanine, maximum 52 feet in height warehouse facility on three lots totaling 240,365 square feet. There are no native protected trees onsite. The proposed project would include the removal of 15 mature, significant non-native trees and 1,500 cubic yards of grading (11,819 cubic yards of cut, 13,319 cubic yards of fill, 1,500 cubic yards of import, no export). The project proposes a total of 97 replacement trees including 15 evergreen shade trees (14 Holly Oak and one Fruitless Olive) in the parking lot. | Raymer Street & Woodley Avenue | Adjacent to BNSF Track | In Review | SCAB |
| **9143 De Soto Self Storage Facility Project**<br>The proposed project is for the construction, use and maintenance of three new buildings for a total of 108,448 square-feet, ranging from one to four-story for a new self-storage facility with one caretaker's unit. The project involves a zone change from the MR2 and P zone designations to C2, a conditional use review to operate as a self-storage in the C2 zone, and a site plan review for a project exceeding 50,000 | De Soto Avenue and Nordhoff Street | Adjacent to BNSF Track | In Review | SCABS |

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| square feet. The project will utilize Assembly Bill 2097 and will also provide a total of 22 parking spaces on a proposed surface parking lot. | | | | |
| **Tesla Delivery Hub and Service Center**<br>The Project proposes the adaptive reuse of an existing 118,784 square-foot multiplex theater building (Pacific Theater) for a new Tesla Delivery Hub and Service Center. The Project would involve tenant improvements and exterior renovations to the existing multiplex building and site improvements including, restriping of the existing surface parking lot and new landscaping. The proposed Tesla Delivery Hub and Service Center involves the sale, inventory, preparation, delivery, and service of Tesla electric vehicles. The Tesla Delivery Hub and Service Center will contain 24,376 square feet of Sales and Showroom floor area (inclusive of 7,461 square feet of covered outdoor area), 48,361 square feet of Service Area/Parts Storage floor area, and 46,047 square feet of Delivery Prep area. The Project proposes to remove 95 vehicular parking spaces for a total of 1,147 parking spaces on-site. Of the 1,147 parking spaces to remain, 898 parking spaces will be repurposed as vehicle inventory/storage space, while 249 parking spaces will remain for use by employees, customers, and visitors. | Winnetka Avenue & Prairie Street | Approximately 1.0 mile from nearest BNSF Track | In review | SCAB |
| **Ararat Homes Residential Care & Nursing Facility Project**<br>The proposed project would consist of a three-story lower campus with an underground parking garage and a four-story upper campus with both surface parking and an underground parking garage. The proposed building footprint of the lower campus would be 51,000 square feet (sf) for the skilled nursing facility and 96,150 sf for the assisted living (third floor) and memory care (first and second floors) facility. The skilled nursing in-patient building would provide 96 beds in 84 double rooms and 12 semi-private rooms, while the memory care and assisted living facility would provide 234 beds in 117 double rooms (39 rooms per floor). The upper campus would consist of a 61-unit apartment building and 40 townhouse units in four buildings. In particular, the building footprint of the upper campus would be 90,460 sf in size. In total, the proposed project would result in 101 new residential units (townhomes and apartments) and 330 | 15105 Mission Hills Road | Approximately 1.0 mile from nearest BNSF track | In Review | SCAB |

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| new assisted living, memory care, or in-patient beds. The large unoccupied areas of the site would be used as open space and would be landscaped accordingly. A total of 299 parking spaces for the project will be provided in the underground parking garages and proposed small surface parking lot. | | | | |
| **16118 Cantlay Street Project**<br>The project proposes to demolish the two existing structures and the construction, use, and maintenance of a 11,800 square-foot auto body repair shop with enclosed spray-paint booth. The project includes approximately 8,326 square feet of auto repair and 3,474 square feet of ancillary office space and recreation space. The proposed project will be a two-story building for a maximum height of 31-feet with rooftop parking. Entitlement requests include a Zone Variance. | Cantlay St & Woodley Ave | Approximately 1.0 mile from nearest BNSF Track | In Review | SCAB |
| **3110-3164 E. Future St**<br>The project site totals approximately 63,462 square feet (or 1.45 acres) in size and is comprised of 10 contiguously-owned, vacant lots in a Hillside Area. The proposed project involves the development of two (2) of the 10 lots located at 3152 and 3164 Future Street, and the future development of the remaining eight (8) lots. The lot located at 3152 Future Street consists of 6,470.2 square feet and is proposed to be developed with a new single-family dwelling with two (2) covered parking spaces consisting of a total floor area of 2,502.09 square feet, and 37 feet, 7 inches in height. The lot located at 3164 Future Street consists of 6,626.1 square feet and is proposed to be developed with a new single-family dwelling with two (2) covered parking spaces consisting of a total floor area of 2,508.34 square feet and 41 feet, 8 inches in height. | Future Street & Kilbourn Street | Approximately 0.6 miles from nearest BNSF Track | In Review | SCAB |
| **1811 Sacramento**<br>The Project would include approximately 277,700 square feet of office space inclusive of approximately 232,500 square feet of interior office space and approximately 45,200 square feet of exterior covered office space. The Project also includes, approximately 8,000 square feet of restaurant space, and approximately 5,200 square feet of retail space, resulting in a total floor area of approximately 290,900 square feet and a floor area ratio (FAR) of approximately 3.92:1 upon completion of the | Sacramento Street and Wilson Street | Approximately 0.5 miles from nearest BNSF Track | In Review | SCAB |

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| Project. Additionally, the Project would include approximately 41,500 square feet of uncovered outdoor areas throughout the Project Site that include exterior office space, outdoor dining space, a rooftop deck and an outdoor amenity deck. The proposed uses would be located within a 15-story building (maximum height of 232 feet). | | | | |
| **Asphalt Plant No. 1 Phase 2 Project**<br>This project involves: 1) demolition of an existing concrete platform to enlarge the working area; 2) construction of a 22,600-square-foot, 46-foot-tall, light frame canopy structure to cover the stockpiles of unprocessed and processed RAP and the RAP processing equipment; 3) construction of a new 610-square-foot office space with a break room, electric room, and restroom, provide utility connections including power, water, sewer, and telecommunication infrastructure; and 4) miscellaneous site improvements such as installation of truck weight scales and concrete pavement at the facility entrance and exit, facility lighting and site drainage upgrades, and the design and installation of new perimeter fencing. | 25th Street and Harriet Street | Adjacent to BNSF track | In review | SCAB |
| **7035 Laurel Canyon Project**<br>The project involves the removal of an existing 36,160 square foot, one-story U.S. Postal Service sorting facility, a small commercial space and a surface parking lot for the new construction, use and maintenance of a six-story, 71-foot high, 257,751 square-foot, mixed-use building with two-levels of subterranean parking for 360 cars. The total proposed Floor Area Ratio (FAR) is 2.65 to 1. The project is comprised of a six-story building with residential and commercial uses above the subterranean parking. The residential component includes approximately 252,625 square feet of floor area and up to 243 residential dwelling units, including 17 joint live-work units, and 40 total dwelling units set aside for Extremely Low Income and Very Low Income households. The commercial component consists of approximately 5,126 square feet of floor area at the ground level. | Laurel Canyon & Sherman Way | Adjacent to BNSF Track | In Review | SCABS |

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| **7222 N Tyrone Ave**<br>Demolition of an existing single family home and construction of new 4-story, 8-unit apartment building with 11 vehicle parking spaces. Includes one very low-income dwelling unit. Total floor area 9,600 sf; FAR 2.3:1; less than 45 feet in height. The entitlement request is for a Zone Change from R1-1 to R3-1 pursuant to LAMC Section 12.32 F. The proposed project also includes any grading, building, tree removal, and sign permits, as well as any other permit or approval required by an agency with jurisdiction over the project. | Tyron Avenue & Sherman Way | Approximately 0.25 miles from nearest BNSF Track | In Operation | SCAB |
| **8426 Kester Avenue**<br>The project is located on a 33,012 square foot site and involves the demolition of an existing approximately 756-square foot one-story single-family, a detached accessory garage, an approximately 480-square foot detached recreation room, and various associated structures, with a total existing floor area of approximately 1,236 square feet and the construction, use, and maintenance for a subdivision of the subject property into nine ground lots to allow for the development of nine, two-story single-family homes consisting of a total of 15,664 square feet of floor area. | Kester Ave & Chase St | Approximately 0.75 miles from nearest BNSF track | In review | SCAB |
| **Barlow Skilled Nursing Facility Project**<br>The Project includes the demolition of two existing on-grade parking lots and the construction, use and maintenance of a new Skilled Nursing Facility to the existing Barlow Respiratory Hospital campus. The new building would be an 80,454-square-foot, 59.5-foot tall building containing 150 patient beds. The building would house all the services required by the Office of Statewide Health Planning and Development in four levels over one basement level. | Stadium Way & Boylston Street | Approximately 1.0 mile from nearest BNSF Track | In Review | SCAB |
| **LADOT Electric Bus Maintenance Facility**<br>The City proposes to build an electric bus maintenance facility (EBMF) in the Southeast Los Angeles community to support its future electric bus fleet. The proposed EBMF will support up to 130 Battery-Electric Bus (BEB) vehicles. The City is in the process of purchasing the properties at 740 and 800 East 111th Place (the site) to use for construction of the EBMF. The EBMF would eventually replace the existing LADOT bus maintenance facility | 740-780 and 800 East 111th Place Los Angeles, CA 90059 | Adjacent to BNSF Track | Construction anticipated to be done by mid-2026 | SCAB |

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| located approximately 2 miles to the south. Construction of the EBMF would require demolition of the existing buildings on the site. The new facility would include a two-story operation and maintenance building, bus maintenance bays, a service building, a bus wash building, the BEB parking/charging area, and a second-story parking deck with a photovoltaic (PV) system canopy. | | | | |
| **15827 Roxford Street**<br>The project involves the demolition of an existing 182,230 square foot of warehouse building and construction, use, and maintenance of two new warehouse buildings with a total of approximately 595,147 square feet including 15,742 square feet of ancillary office space. The proposed project will provide surface parking including 382 vehicle parking spaces, 95 dock doors, and 26 trailer stalls. | 15827 Roxford Street | Approximately 0.5 miles from nearest BNSF Track | Approved | SCAB |
| **9201 Winnetka Avenue Project**<br>The proposed project seeks to demolish the existing movie theater building and ancillary uses (approximately 140,000 square feet) and construct three buildings to be used for manufacturing, light industrial (including studio/movie/television/sound production), and/or warehousing, with a total floor area of approximately 273,500 square feet, as well as associated parking, landscaping, decorative fencing, and identification signs. | Prairie Street & Winnetka Avenue | Adjacent to BNSF Track | Approved | SCAB |
| **Sylmar Self-Storage Building**<br>Project would involve the demolition of an existing single-family dwelling and accessory structures including, a garage, carport, and barn, and the construction of a new three-story self-storage building having 130,094 square feet of floor area, equating to a floor area ratio (FAR) of 1.49:1. The proposed building would have a maximum height of 41 feet, 0 inches. The building will contain approximately 1,259 storage units, and 1,022 square feet of office space. The project proposes a surface parking lot that would contain 27 vehicular parking spaces, and would provide 28 bicycle parking stalls, including 14 short-term and 14 long-term parking stalls. The project proposes 18,036 square feet of landscaped area. | Van Nuys Blvd & Foothill Blvd | Approximately 1.0 mile from nearest BNSF Track | In Operation | SCAB |

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| **Global Hispanic Serving Institution Equity Innovation Hub**<br>The project will provide a new campus building on the site of an existing surface parking lot on the east side of Jacaranda Hall. The buildable site area is approximately 60,000 square feet (sf) and the new two-story building would be less than 50 feet tall. The primary building entry would be located off of Jacaranda Walk. In addition, the project will include site improvements such as outdoor gathering and seating areas, shade trees and landscaping. The project will provide the necessary accessible paths of travel to the new facility as well as maintain or improve access to existing adjacent buildings, parking areas, open spaces and public edges. | Jacaranda Walk and East University Drive/Lindley Ave. | Approximately 1.0 mile from nearest BNSF Track | In Operation | SCAB |
| **Star-Kist Cannery Facility Project**<br>The proposed Project involves demolition of the former Star-Kist cannery facilities on an approximately 16.5-acre site within Terminal Island at the Port of Los Angeles. Construction activities would involve demolition of all facilities within the project footprint including a small wooden dock; grading; covering newly exposed dirt with crushed miscellaneous base; and installation of perimeter fencing and lighting. | Earle Street/Bass Street and Marina Street/Ways Street | Adjacent to BNSF Track | Approved | SCAB |
| **918 North Soto Street**<br>The construction, use, and maintenance of an automatic carwash in conjunction with an existing gasoline service station and the conversion of a 1,140 square-foot auto repair shop and a 550 square-foot snack shop into a 1,690 square-foot convenience store located in the C2-1-CUGU Zone. The project also includes a Conditional Use to allow for the continued sale of beer and wine for off-site consumption. Proposed hours of operation for the convenience store are from 5:00 a.m. to 11:00 p.m., daily and for the sale of beer and wine are from 8:00 a.m. to 10:00 p.m., daily, and for the automatic carwash from 7:00 a.m. to 9:00 p.m., daily. | 918 North Soto Street | Approximately 1.0 mile from BNSF Track | In Review | SCAB |
| **Bridge Point South Bay VII**<br>The Bridge Point South Bay VII Project proposes to redevelop a 7.36 net acre site with a 174,211 square foot warehouse building, with 163 parking spaces and landscape improvements. The building would be a single level with mezzanine and would reach a maximum height of 44 feet. The building would include | Figueroa Street and Cypress Avenue | Approximately 0.3 miles from nearest BNSF Track | In Operation | SCAB |

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| 164,567 square feet of warehouse space and 9,644 square feet of ancillary office space, with a floor area ratio (FAR) of 0.543:1. The project will involve approximately 52,179 cubic yards of earthwork, with 10 cubic yards of imported soil materials, removal of 141 existing on-site trees, and reabandonment of three (3) oil wells. | | | | |
| **Valley Oaks Center for Enriched Studies (VOCES) Multipurpose Athletic Field Upgrades Project**<br>The proposed Project involves the modernization and enhancement of the existing multipurpose athletic field at VOCES. The proposed Project will demolish the existing asphalt pavement and handball courts and in its place, the proposed Project will construct a new natural grass turf multipurpose athletic field, field lights, goal posts, scoreboard, and five-tier portable bleachers. The proposed Project will also include restriping of an existing parking lot and minor upgrades to existing buildings and grounds consistent with the requirements Americans with Disabilities Act (ADA). | Telfair Avenue/Sheldon Street | Approximately 0.3 miles from nearest BNSF Track | In Review | SCAB |
| **Osborne Project**<br>The project includes a Zone Change from R1-1-CUGU to (T)(Q) RD3-1-CUGU. The project involves the demolition of one existing single-family dwelling unit and a small lot subdivision of one lot into seven small lots for the construction use and maintenance of a seven 3-story small lot single family dwellings with attached garages on an approximate 21,626.7 square foot lot. | Osborne Street & Norris Avenue | Approximately 0.4 miles from nearest BNSF Track | In review | SCAB |
| **49th Street Elementary School Major Modernization Project**<br>The Project would demolish three permanent buildings (West Classroom Building, Cafeteria/Lunch Pavilion, and Auditorium Building), and remove of three sheltered corridors. To replace the core facilities and instructional spaces, the Project would construct a one-story Kindergarten Classroom Building with four Kindergarten classrooms and associated support spaces; a one-story Multi-Purpose Room/Food Services/Library Building; lunch shelter; covered eating area for faculty; two shade structures; and new sheltered corridors. Additionally, the Project would include exterior painting of all existing building and structures to remain, as well as minor interior improvements to convert one | 49th Street and McKinley Avenue | Approximately 0.6 miles from nearest BNSF Track | Approved | SCAB |

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| existing classroom and the existing library into administrative workrooms. | | | | |
| **ENV-2016-4999-ND**<br>The project involves the development of two single-family units on two separate parcels. The project Applicant owns a total of 10 parcels along Future Street. Two of those parcels will be developed immediately and are discussed herein. The Applicant plans to develop the eight remaining parcels at a later date. | Future Street/Kilbourn Street | Approximately 0.5 miles from nearest BNSF Track | In review | SCAB |
| **Los Angeles, County of Projects** | | | | |
| **Western Trunk Line Project:** replacement of a 23,300-foot portion of the Harbor Trunk Line within Western Avenue, from 59th Place to 121st Street. The proposed project would be located in the City of Los Angeles between 59th Place and 108th Street, and in unincorporated Los Angeles County between 108th Street and 121 st Street. In addition to the proposed trunk line replacement, the proposed project would also replace approximately 4,495 feet of 6-inch and 8-inch diameter water distribution mainline along Western Avenue. | 5920-5906 S Western Ave, Los Angeles CA 90047 | Approximately 0.08 miles from nearest BNSF track | Approved | SCAB |
| **Richman Group Lakeland Road Housing Development/Sante Fe Springs - The Whole Child:** The Lakeland Road Housing Development Project is referred to as "The Whole Child" and is an Interim housing facility to be built on undeveloped land in the City. The Interim housing will be an approximately 26,173 square feet building with 3 stories and an overall height of about 32'7". This family facility will have accessible community space and a support service center for residents. There will be a total of 19 units with 40 bedrooms and 120 beds (not Including the managers unit) that will support a 120 maximum client capacity. | 13231 Lakeland Road, Santa Fe Springs, in the County of Los Angeles<br><br>APN 8011-012-083 | Approximately 0.55 mile from nearest BNSF track | Approved | SCAB |
| **Whittier Aquatics Facility:** the project is located on a 2.3-acre site that is situated at the northern end of the Pioneer High School campus, 10800 Ben Avon Street, Whittier, in the unincorporated community of West Whittier-Los Nietos. The proposed project consists of the construction of a new aquatics facility which would include the following : a pool building with offices, classrooms, restrooms and storage; an Olympic-size 55-yard (SO-meter) by 25-yard competitive swimming pool; a 27- | 8028 Pioneer Blvd, Whittier, CA 90606<br><br>APN 8177-019-902 | Approximately 0.6 mile from nearest BNSF track | In operation | SCAB |

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| yard (25-meter) by 25-yard practice pool; and related improvements. | | | | |
| **Pacific Gateway:** A subdivision to create 58 townhomes, including five units set-aside for the moderate income level, on one multi-family lot. | 1232, 1238, 1244, 1246, 1248 w. 223rd St., & 22318, 22320, 22322 Normandie Ave., Torrance, CA 90502 | Approximately 0.79 miles from nearest BNSF track | Approved | SCAB |
| **NWC Telegraph and SFS:** The project proposed to demolish the existing building and other structures onsite, cease existing oil well activity and abandon the existing on-site oil wells, and to construct and operate two new warehouse buildings with parking, landscaping, and access improvements. The proposed Building 1 is approximately 298,373 square feet (SF) with a FAR of 0.51. The proposed Building 2 is approximately 286,305 SF with a FAR of 0.49. Additional improvements include two proposed underground on site infiltration trenches, parking, loading docks, decorative landscaping, associated on-site infrastructure, and construction of a cul-de-sac driveway. | Northwest corner of Telegraph Road and Santa Fe Springs Road<br><br>APN: 8005-015-051 | Approximately 0.25 miles from nearest BNSF track | Approved | SCAB |
| **Scattergood Generating Station Units 1 and 2 Green Hydrogen-Ready Modernization Project:** proposes to construct and operate a rapid-response combined-cycle generation system (CCGS) at Scattergood Generating Station. The Proposed Project would replace the generation capacity of existing Scattergood Units 1 and 2, which are conventional natural-gas-fired steam-boiler generators that would be removed from service, with a CCGS capable of operating on a fuel mixture of natural gas and a minimum of 30 percent hydrogen by volume. The proposed CCGS would consist of a combustion-turbine generator and a steam-turbine generator operating in tandem. | 12292 Vista Del Mar, Playa Del Rey, CA 90293<br><br>APNs:<br>4131-027-901, 4131-027-900, 4131-028-900 (southern portion) | Approximately 0.68 miles from nearest BNSF track | In review | SCAB |
| **Norwalk Transit Village:** proposed the demolition of the former California Youth Authority (CYA) facility on site, and construction of a mixed-use transit-oriented community featuring market rate and affordable high-density housing, both rental and for-sale, an approximately 150-key hotel, commercial uses (e.g., restaurants), and open spaces (e.g., parks, trails). The project proposed a combination of private open space, common areas, and publicly accessible open space, as well as site-wide landscape improvements. | Bloomfield Avenue, between Hacienda Drive and Foster Road<br><br>APN: 8045-008-902 | Approximately 0.19 miles from nearest BNSF track | Approved | SCAB |

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| **7400 Slauson Avenue:** The Project would redevelop the Project Site with a 292,029 square foot (sf) warehouse/distribution facility including 15,000 sf of office, 33 dock high loading doors, 63 truck trailer parking stalls, and 224 vehicle parking spaces on a 13.94 acre site. | 7400 E Slauson Ave, Commerce, CA 90040<br><br>APN: 6356-016-022 | Approximately 0.44 miles from nearest BNSF track. | Approved | SCAB |
| **2159 Bay Street Project:** The Project would include the development of a creative office campus comprised of a 10-story commercial high-rise building, a two-story commercial building, a one-story commercial building, and a one-story electrical enclosure. To accommodate the Project, all existing buildings and uses on-site would be removed, including the three existing buildings that total 39,328 square feet of office and industrial uses. | 2159 Bay Street, Los Angeles, CA 90021<br><br>APNs: 5166-001-002; 5166-005-008, -009, -010, -013 | Approximately 0.91 miles from nearest BNSF track. | In Review | SCAB |
| **5200 Sheila Street Project:** The Project would redevelop the Project site with a 114,898 square foot logistics building on a 5.6-acre site. The Project would require the demolition of the existing 104,888 sf office building, 8,065 sf cafeteria building, and surface parking. | 5200 Sheila St, Commerce, CA 90040 | Approximately 0.13 miles from nearest BNSF track | Approved | SCAB |
| **Modelo Project:** the project proposes a mixed-use development including park and open space, residential, and commercial uses. The proposed Modelo Project (Project) includes the reconstruction of the existing Veterans Memorial Park and adjacent vacant parcel into a revitalized Veterans Memorial Park, 850 residential units, and approximately 165,000 square feet of entertainment retail. | 6364 Zindell Ave, Commerce, CA 90040<br><br>APN: 6357-018-005 | Approximately 0.86 miles from nearest BNSF track | Approved | SCAB |
| **Rexford Industrial Project:** the Project proposes to demolish two existing multi-tenant industrial warehouse buildings totaling 89,870 SF and to construct an approximately 138,972 SF industrial warehouse building with a parking lot, ornamental landscaping, and associated infrastructure on the 7.03-acre lot. | 14838 Carmenita Rd, Norwalk, CA 90650<br><br>APN: 8069-002-085 | Approximately 0.35 miles from nearest BNSF track | Approved | SCAB |
| **Broadway Avenue Apartments:** The Project is for a General Plan Amendment and a Zone Change to allow for the development of a five story, 60-unit apartment building on two parcels, one of which is currently vacant and the other is developed with a Single-Family Residence. The Project also includes a ministerial Site Plan Review to authorize the actual development of the proposed building and an Administrative Housing Permit to allow for a density bonus of 17 additional units in addition to the | 7914 Broadway Ave, Whittier, CA 90606<br><br>APNs: 8173023020, 8173023021 | Approximately 0.82 miles from nearest BNSF track | In Review | SCAB |

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| base density of 43 units allowed for the 0.85-acre Project Site as an incentive for providing 7 affordable units as part of the Project. Any grading associated with the Project will be limited to the 0.85-ac Project Site. | | | | |
| **Brisbane Crossing Industrial Project:** The Project applicant is proposing to demolish the existing structures onsite and redevelop the 8.2 net acre site with two speculative light industrial buildings. Building 1 would be 79,609 SF and Building 2 would be 64,324 SF for a total building area of 143,933 SF. The buildings would support warehousing, manufacturing and office uses. | 2461 W 205th St, Torrance, CA 90501<br><br>APN: 7352-018-067 and 7352-018-068 | Approximately 0.4 miles from nearest BNSF track | In Review | SCAB |
| **Sequoia Commerce Center:** The proposed Project consists of the construction of two industrial buildings totaling 276,300 square feet (square feet) on a 14.02-acre site. Building 1 consists of a 120,466-square-foot industrial building and Building 2 consists of a 155,834-square-foot industrial building. | 2186 W 190th St, Torrance, CA 90504<br><br>APNs: 7352-016-001 through -003 | Approximately 0.6 miles from nearest BNSF track | Approved | SCAB |
| **2555 W. 190$^{th}$ Street Industrial Warehouse Project:** The proposed project consists of the construction of one industrial warehouse building totaling 262,970 square feet on a 13.59-acre site. Of the total building square footage, the Project would allocate 78,891 s.f. for warehousing, 157,782 s.f. for manufacturing, and 26,297 s.f. for office uses. | 2555 W 190th St, Torrance, CA 90504 | Approximately 0.78 miles from nearest BNSF track | In Operation | SCAB |
| **Rexford Industrial Project:** The project applicant proposes to demolish two existing multi-tenant industrial warehouse buildings totaling 89,870 SF and to construct an approximately 138,972 SF industrial warehouse building with a parking lot, ornamental landscaping, and associated infrastructure on the 7.03-acre lot. The proposed building would be inclusive of 132,227 SF of warehouse space, 3,715 SF of ground floor office space, and 3,030 SF of mezzanine space. | Located near Carmenita Road and Excelsior Drive<br><br>APN: 8069-002-085 | Approximately 0.64 miles from nearest BNSF track | Approved | SCAB |
| **Fashion Square at Del Amo Project:** The proposed project would include the construction of a residential development comprising approximately 260 residential condominium units and associated community amenities, on a 16.37-acre site at the northwest corner of West Carson Street and Madrona Avenue (project site) in the City of Torrance. | 3405 W Carson St, Torrance, CA 90503<br><br>APN: 7366-019-123,7366-019-182, and 7366-019-18 | Approximately 0.70 miles from nearest BNSF track | Approved | SCAB |

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| **205th Street Industrial Project:** The 205th Street Industrial Project would demolish the existing buildings (totaling approximately 86,995 square feet) onsite and construct a new light industrial building totaling approximately 132,425 square feet. The tilt up building would include 95,940 square feet of light industrial space with 5,000 square feet of ground floor office space and 5,000 square feet of mezzanine office space. In addition, approximately 20 percent of the overall building square footage, or 26,485 square feet, would be utilized for warehouse cold storage uses. | Near West 205th Street<br><br>APNs: 7352-018-004, 7352-018-066 | Approximately 0.10 miles from nearest BNSF track | Approved | SCAB |
| **Avocet Energy Storage System Project:** The proposed project includes the development of an approximately 200-megawatt battery energy storage system (BESS) located within the project site. The proposed project would consist of lithium-ion batteries (or similar technology available at the time of construction) installed in racks, inverters, medium-voltage (MV) transformers, switchgear, a collector substation, and other associated equipment to interconnect into the Southern California Edison (SCE) Hinson Substation. | Near Sepulveda Blvd. And Alameda St.<br><br>APN:<br>7315-020-022 | Approximately 0.40 miles from nearest BNSF track | Approved | SCAB |
| **El Rancho High School Baseball Field Lighting Project:** El Rancho Unified School District proposes to relocate the existing baseball field at the El Rancho High School and implement new permanent lighting surrounding the baseball field. The existing baseball field does not currently have lights for evening use. | Near Passons Boulevard and Homebrook Street<br><br>APN: 6378-009-900 | Approximately 1 mile from nearest BNSF track | Approved | SCAB |
| **KPAC Coil Avenue Freezer Expansion Project**<br>The project involves the improvement and expansion of an existing one-story, 42-foot tall, 221,496 square-foot cold storage facility, resulting in a two-story, 65-foot tall, 281,899 square foot facility, with a total 0.38:1 Floor Area Ratio ("FAR"). The expansion includes the demolition and alteration of 27,157 square foot existing cold dock for a new 71,331 square feet freezer, resulting in a net addition of 44,174 square feet of new floor area. The improvements include 13,939 square feet of new office space, and 2,290 square feet of a new engine/mechanical room, electrical room, and fire pump room. The project also involves new automated racking system, other interior improvements, and decreasing the length of the existing double rail spur. The project will provide 119 parking spaces, with no (0) | Drumm Avenue, Pacific Coast Hwy, Coil Avenue, O Street, and Alameda Street | Adjacent to BNSF track | In Operation | SCAB |

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| trees to be removed, and with an import of 7,000 cubic yards of soil. | | | | |
| **Rosemead Adult Education and Transition Center**<br>The El Monte Union High School District is proposing to modernize and expand the existing adult education facilities at the Rosemead Adult Education and Transition Center to provide additional educational opportunities, including approximately 20,000 square feet of additional education space, as well as modernize and update the existing 2-story facility to current safety standards (including ADA and fire codes) and to meet current programming needs. | Rosemead Blvd. and Bentel Ave. | Approximately 0.5 miles from nearest BNSF Track | Approved | SCAB |
| **49th Street Elementary School Major Modernization Project**<br>The Project would demolish three permanent buildings (West Classroom Building, Cafeteria/Lunch Pavilion, and Auditorium Building), and remove of three sheltered corridors. To replace the core facilities and instructional spaces, the Project would construct a one-story Kindergarten Classroom Building with four Kindergarten classrooms and associated support spaces; a one-story Multi-Purpose Room/Food Services/Library Building; lunch shelter; covered eating area for faculty; two shade structures; and new sheltered corridors. Additionally, the Project would include exterior painting of all existing building and structures to remain, as well as minor interior improvements to convert one existing classroom and the existing library into administrative workrooms. | 49th Street and McKinley Avenue | Approximately 0.6 miles from nearest BNSF track | Approved | SCAB |
| **ENV-2016-4999-ND**<br>The project involves the development of two single-family units on two separate parcels. The project Applicant owns a total of 10 parcels along Future Street. Two of those parcels will be developed immediately and are discussed herein. The Applicant plans to develop the eight remaining parcels at a later date. | Future Street/Kilbourn Street | Approximately 0.5 miles from nearest BNSF track | In review | SCAB |
| **Pinetree Community School Improvement Project**<br>The initial phase of work will be construction of a new one-story, 16,175-square-foot classroom building, remaining sitework, and modernization of existing classrooms at Pinetree Community School. The next phase incorporates construction of a new 5,500-square-foot Student Support Services building, improvements related to the Americans with Disabilities Act | Lotusgarden Dr. & Flowerpark Dr. | Approximately 0.6 miles from nearest BNSF track | In Operation | SCAB |

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| (ADA) accessibility including paths of travel and bathroom accessibility, upgrades to utilities and site infrastructure, upgrades to the fire alarm system, and upgrades to the public address system. All of these improvements are considered to be part of the proposed Project for the purposes of the CEQA process. | | | | |
| **444 North Nash Street Data Center Project:** Assessment No. EA-971 (a 2012 discretionary City approval for the existing data center and up to 14 emergency backup diesel generators) (generators) to increase the total number of allowable generators from 14 to 15. Prior operators have obtained South Coast Air Quality Management District (SCAQMD) permits to install 8 of the 15 generators. Therefore, the Initial Study evaluates the impacts of up to seven additional generators for a total allowable of up to 15 generators for SCAQMD permitting purposes. Specifically, the Project proposes to install up to seven generators at the property's northeast corner - three at ground level and four on platforms. No change in land use or expansion in building floor area is proposed. | Near North Nash Street and E Mariposa Avenue | Approximately 0.5 miles from nearest BNSF track | Approved | SCAB |
| **SoCalGas Office Building Project:** The project would include construction of a new two-story office building at the southeast corner of the SoCalGas facility. The new approximately 70,000 square-foot office building would house office space, operations equipment, increased server/storage needs, and operations training and simulation facilities. | Near Rosemead Boulevard and Manzanar Avenue/Shade Lane<br><br>APNs: 6368-006-800 and -801 | Approximately 0.63 miles from nearest BNSF track | Approved | SCAB |
| **12300 Lakeland Road Development Project:** The proposed Project is requesting a Development Plan Approval to demolish the 4 existing buildings and parking lot on the 8.45-acre site and to redevelop the site with a 185,294 square foot industrial warehouse building and associated parking lot, landscaping, and onsite infrastructure improvements. | Near Lakeland Road and Norwalk Boulevard | Approximately 0.65 miles from nearest BNSF track | In Review | SCAB |
| **The Mercury Project:** The proposed project involves development of a three to six-story mixed-use building with a 6.5-level parking structure in the core, 1 level of subterranean parking, ground-floor retail and residential uses, and residential uses in floors two through six on a 2.85-acre site. The proposed project would develop 255 dwelling units consisting of a mix of studios, junior studios, one-bedrooms, two-bedrooms, and | 8825 Washington Boulevard<br><br>APN:<br>6370-027-018 | Approximately 0.6 miles from nearest BNSF track | Approved | SCAB |

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| three-bedrooms, with 13 units set aside as affordable housing units. | | | | |
| **12118 Bloomfield Avenue Development Project:** The project seeks the approval of a Development Plan approval to demolish the existing 5 industrial buildings on the site and construct a 109,570 SF industrial warehouse building and associated parking lot, landscaping, and onsite infrastructure improvements. | Near Bloomfield Avenue and Imperial Highway<br><br>APN:<br>8026-019-022 | Approximately 0.19 miles from nearest BNSF track | In Review | SCAB |
| **190th Street & Western Avenue Commercial Project:** Development of a new commercial center composed of five one-story commercial buildings for retail and restaurant use, including three restaurant buildings with drive-thru lanes, all situated on a 5.28-acre site. The project would be located at the northwest corner of 190th Street and Western Avenue. Construction is proposed in two phases (Phase I and II). The project would rearrange and consolidate the site, which currently has six parcels, into four parcels. | 190th Street and Western Avenue<br><br>APNs:<br>4090-024-034, 4090-024-035, 4090-024-036, 4090-024-037, 4090-024-038, 4090-024-039 | Approximately 0.8 miles from nearest BNSF track | Approved | SCAB |
| **Commerce Energy Storage:** The project is the construction and operation of a utility scale battery energy storage system comprised of lithium-ion batteries and control equipment housed in either a single-story building or a series of purpose-built free-standing enclosures. The project would connect to the existing Southern California Edison (SCE) Laguna Bell substation via a new approximately 0.4-mile long underground electric tie-line to be installed in Garfield Avenue**.** | Garfield Avenue and E Slauson Avenue<br><br>APNs: 6356-017-028 & 6356-017-900 | Approximately 0.61 miles from nearest BNSF track | Approved | SCAB |
| **Hawthorne High School Athletic Fields Improvement Project:** The proposed Project would include the replacement of existing outdoor athletic facilities on the Hawthorne High School campus (Campus) with new and improved facilities as well as the redevelopment of the Hawthorne Aquatics Facility. | 4859 W El Segundo Blvd, Hawthorne, CA 90250<br><br>APNs: 4142-012-908 and APN 4142-012-900 | Approximately 0.99 miles from nearest BNSF track | Approved | SCAB |
| **Rosemead Boulevard Self Storage Project:** the Project proposes the construction and operation of a self-storage facility within a 0.65-acre (28,208 square feet) site located at 6605 Rosemead Boulevard within the City of Pico Rivera. The proposed project would consist of a new, four-story self-storage building that would have a total floor area of 63,446 square feet on a site that is currently undeveloped. | 6605 Rosemead Boulevard<br>APN:<br>6370-013-014 | Approximately 0.84 miles from nearest BNSF track | Approved | SCAB |

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| **8th & Alameda Studios Project:** the Project proposes the renovation of the existing 558,918-square-foot Los Angeles Times Olympic Printing Plant (referred to as Plant or Building 1 under the Project) and a 23,005-square-foot vehicular maintenance building (referred to as maintenance building or Building 2 under the Project) and the construction of approximately 249,790 square feet of floor area comprised of new studio uses, support/office uses, a shops/office building, and three guard booths. Three ancillary structures would be removed as part of the Project. | Alameda Street & Olympic Boulevard | Approximately 0.83 miles from nearest BNSF track | In Review | SCAB |
| **Torrance Gateway (Phase III):** Construction of a five light industrial buildings for warehouse and manufacturing use, in conjunction with a subdivision into five parcels, all situated on property bounded to the north by 190th Street, to the east by Western Avenue, to the south by 195th Street, and to the west by Gramercy Place**.** | 190th Street, Western Avenue, 195th Street, and Gramercy Place<br><br>APNs: 7352-016-040, 7352-016-042, 7352-016-044 | Approximately 0.63 miles from nearest BNSF track | In Review | SCAB |
| **Montebello Projects** | | | | |
| **Poplar Avenue Residential Development**<br>The project will consist of two elements, referred to in the enclosed document as Project A and Project B. Project A will involve the construction of 140 apartment units (including 30 affordable units to lower-income households). within a 73, 807 square foot development area. Project B will involve the construction of 16 units (including two affordable to lower income households) within a 12,500 square foot development area. | 116-138 N. Poplar Avenue | Approximately 0.25 miles from nearest BNSF track | Approved | SCAB |
| **718-730 South Maple Avenue:** 170,852 Square-foot (SF) 4-story structure with a maximum Height of 55 feet, for self-storage and office related uses. | 718-730 S. Maple Avenue | Approximately 0.74 miles from nearest BNSF track | Approved | SCAB |
| **825 South Maple Avenue:** Construction of a new 7582 sq. foot building on an M1 lot for the storage of (dry and frozen) food products. | 825 S. Maple Avenue | Approximately 0.25 miles from nearest BNSF tracks | Approved | SCAB |
| **Pico Rivera** | | | | |
| **SoCalGas Office Building**: The project includes the development of a 68,837 square foot, two-story office building for the Southern California Gas Company on a 34-acre site within the Limited Industrial (I-L) zone. The office building will house office | 8101 Rosemead Boulevard in Pico Rivera, California; on APNs 6368-006-800 and 6368-006-801 | Approximately 0.5 miles from nearest BNSF track | Approved | SCAB |

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| space, operations equipment, increased server/storage needs, operations training, and simulation facilities. Primary operation hours for the new office building will be 7:00 a.m. to 5:00 p.m., and a small contingent of the building would include occupants operating up to 24 hours a day, seven days a week. | | | | |
| **6540 Rosemead Townhomes:** The project includes a 95-unit townhouse development, consisting of a gated community, units within 15 three-story structures, guest parking, and common open space. The 4-acre project would demolish the existing Knights Inn hotel and associated parking lot and is located in the Commercial General (C-G) zone. | 6540 Rosemead Boulevard in Pico Rivera, California; on APN 6378-017-004 | Approximately 0.9 miles from nearest BNSF track | Approved | SCAB |
| **Altamed**: The project includes the redevelopment of an existing building for a 25,000 square foot outpatient medical facility which includes a pharmacy and urgent care. The project will also include interior and exterior tenant improvements to the existing site, such as improvements to the exterior elevations of the building and upgrading the parking lot and landscaping. The property, formerly a grocery store, encompasses 1.9 acres and located in the Commercial General (C-G). | 9406 Washington Boulevard in Pico Rivera, California; on APNs 6383-001-025 and 6383-001-026 | Approximately 0.7 miles from nearest BMSF track | Approved | SCAB |
| **Mercury Mixed-Use Development**: The project includes the development of a 255-unit mixed-use development on a 2.85-acre site located at 8825 Washington Boulevard. The proposed project includes 255 units and approximately 4,785 square feet of commercial space. The mixed-use development is six stories in height and is a "wrap" style building that wraps an internal parking structure which includes 464 parking spaces. The project includes 17,010 square feet of rooftop recreation and a pool deck. The site is located along a major commercial corridor which includes the Pico Rivera Towne Center to the north and the Pico Rivera Market Place to the east. | 8825 Washington Boulevard in Pico Rivera, California | Approximately 0.7 miles from nearest BNSF tracks | Approved | SCAB |
| **Placentia Projects** | | | | |
| **Latitude Residential Project:** The Project proposes to convert a former auto wrecking facility site to High Density Residential, and to develop the site with 139 for-sale residential townhome units. The site is 5.6 acres, and the townhome development proposes a density of 25 units per acre. | 455 S Van Buren Street in Placentia, California (APNs 346-164-22, -25, and -26) | Adjacent to BNSF track | Under Construction | SCAB |

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| **17000 La Paloma:** Construction of three 2,532-square-foot, two-story, single-family houses on three recently subdivided parcels. | 17000 La Paloma Avenue in Placentia, California (APN 346-173-01). | Approximately 825 feet from nearest BNSF track | Approved | SCAB |
| **Orangethorpe/Placentia Mixed Use Project:** A 248-unit development consisting of a five-story, 250,681-gross-square-foot residential building with 2,703 square foot of ground floor commercial space and a seven-level, 151,900-gross-square-foot wrapped parking structure located on a 2.72-acre lot. The project requires a general plan amendment, a specific plan amendment, and a development review. | 777 West Orangethorpe Avenue in Placentia, California (APN 339-112-27) | Approximately 0.4 miles from nearest BNSF track | Approved | SCAB |
| **DPR 2020-02:** Construction and operation of a 4,296-square-foot multi-tenant commercial building at the northwest corner of E Orangethorpe Ave and N Lakeview Ave. | 2095 East Orangethorpe Avenue in Placentia, California (APN 343-361-27). | Approximately 450 feet from nearest BNSF track | Under Construction | SCAB |
| **Tru Hotel:** A request to permit the development of a four-story, 63-foot-tall hotel totaling 42,631 square feet with 86 guest rooms, a 24,210-square-foot subterranean garage, rooftop deck, and on-site alcohol sales, accompanied by a Disposition and Development Agreement (DDA) for the acquisition of approximately 6,322 square feet of public right-of-way. | 450 South Placentia Avenue in Placentia, California (APN 339-442-04). | Adjacent to BNSF track | In Review | SCAB |
| **Mercy Housing:** A request to permit the development of a five-story apartment building, with 68 affordable residential units. | 312 Baker Street in Placentia, California (APN 339-391-14 and -15). | Adjacent to BNSF tracks. | Approved | SCAB |
| **Multi-Family Development:** Development of a two-story, approximately 6,559-square-foot condominium triplex with six enclosed garage parking spaces and one open guest parking space, including onsite hardscape and landscape improvements. | 803 West La Jolla Street in Placentia, California (APN 344-131-11) | Approximately 0.72 miles from BNSF track | In Plan Check | SCAB |
| **Vista Rose Residential Development Project:** Development of a new gated residential community consisting of 100 single-family, detached dwelling units, hardscape improvements for private streets, curbs, gutters, and sidewalks, including both private and public decorative landscaping and a park site. A single primary private access road enters the property off of Alta Vista Street. Four private roadways designed to create an internal loop road will provide access to the proposed residences. Each building will be two stories with a maximum building height of approximately 28 feet. | Northeast corner of Alta Vista Street and Rose Drive in Placentia, California. | Approximately 0.5 miles from BNSF track | Under construction | SCAB |

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| **Alta Vista Commercial/Residential Project:** The project proposes to amend the East Placentia Specific Plan (SP-7) and the zoning code to allow medium density residential uses on a 6.46-acre portion of the 8,45-acre project site. The project would develop the 6.45-acre portion of site with 54 detached single-family homes, and the remaining 1.99-acre portion of the site with 10,420 square feet commercial building containing commercial uses. | Southeast corner of Alta Vista Street and Rose Drive in Placentia, California (APN 341-324-01 and -02). | Approximately 0.47 miles from BNSF track | Under construction | SCAB |
| **Redondo Beach** | | | | |
| **South Bay Galleria Improvements Project:** Phase 2 of the south bay galleria mixed-use project to construct a 3-story to 8-story mixed-use building consisting of 15 residential townhomes (apartments or condominiums) and 335 residential apartment units, inclusive of 10% very low income or 20% low income affordable units, up to one level of underground parking and 3 levels of above grade parking totaling up to 845 parking spaces (350 parking spaces exclusively for residences and up to 495 parking spaces (replacement parking) for commercial uses), 8,300 square feet of grade level commercial uses, and associated amenities on property (3.26 acres) located within the regional commercial (CR) zone located at 1815 Hawthorne boulevard. | 1815 Hawthorne Avenue in Redondo Beach, California (APN 4082-018-010). | Adjacent to BNSF track | Approved | SCAB |
| **Riverside Projects** | | | | |
| **Vista Norte Public Charter School:** Proposal by Travis Chopp of Alta Vista Public Charter, Inc. to consider a Conditional Use Permit to permit a public charter school (Vista Notre Public Charter) consisting of up to 260 students ranging from 14-23 years of age. The fully developed project site is 0.57-acres and is located at 7680 Casa Blanca Street, situated on the south side of Casa Blanca Street, between Winstrom and Depot Streets, in the R-1-7000 – Single-Family Residential Zone. | 7680 Casa Blanca Street | Approximately 0.3 miles from nearest BNSF track | Proposed | SCAB |
| **Church of God of Prophecy:** Revised Conditional Use Permit and Design Review for expansion on an existing church. | 7434 Diamond Street | Approximately 0.5 miles from nearest BNSF track | Approved | SCAB |
| **GO Car Wash:** 1) Conditional Use Permit to permit a 3,288 square foot automated carwash facility on 0.5 acres; 2) Design Review of the plot plan and building elevations and landscape | 3345 Madison St | Approximately 0.3 miles from nearest BNSF track | Operational | SCAB |

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| plan for the construction of the automated carwash facility; and 3) Variance to allow a reduced side yard building setbacks. | | | | |
| **Winstrom St Parking Lot:** Design review of project plans for a new parking lot containing 40 parking spaces | 3362 Winstrom St | Approximately 0.5 miles from nearest BNSF track | Operational | SCAB |
| **Harley Davidson Showroom Expansion:** The project proposes a showroom expansion at the southeast side of the building and parking lot expansion at the southeast corner of property obtained in lot line adjustment. | 7688 Indiana Ave | Approximately 0.2 miles from nearest BNSF track | Operational | SCAB |
| **NGL Transportation Warehouse:** Proposal by Steve Kim of NGL Transportation, LLC to consider a Minor Conditional Use Permit to expand a warehouse use within an existing 160,621 square foot industrial building. The 12.2-acre project site is located at 3100 Jefferson Street, situated west of Jefferson Street between Evans Street and Lincoln Avenue, in the BMP - Business and Manufacturing Park Zone, in Ward 4. | 3100 Jefferson St | Approximately 0.3 miles from nearest BNSF track | Construction | SCAB |
| **Walter's Mercedes Benz Sprinter:** Proposal by Beth Keeler of Whitfield & Associates Architects on behalf of Kienle & Kienle Investments to consider the following entitlements for an auto dealership: 1) the Summary Vacation of approximately 10,000 square feet of excess right-of-way; and 2) Design Review of project plans for the construction of a 53,878 square foot auto dealership and service center (Walter's Sprinter and Certified Pre-Owned Mercedes-Benz), on a 2.52-acre site developed with existing vehicle sales and service buildings to be demolished. | 7979 Auto Center Drive | Approximately 0.7 miles from nearest BNSF track | Operational | SCAB |
| **Hyundai of Riverside Expansion:** Proposal by Carl Chrisman of Wagner Architecture Group for a Design Review of project plans to facilitate a 6,287 square foot expansion and exterior remodel of a vehicle sales facility (Hyundai). The 2.96-acre project site is located at 8001 Auto Drive, situated on the northwest corner of Auto Drive and Detroit Drive, in the CG-SP – Commercial General and Specific Plan (Riverside Auto Center) Overlay Zones, in Ward 4. | 8001 Auto Drive | Approximately 0.7 miles from nearest BNSF track | Construction | SCAB |
| **DCH Subaru:** Proposed demolition of a 2,205 square foot showroom and office building, construction of a new two-story, 8,455 square foot showroom with a service drive area, and construction of a 3,975 square foot addition to an existing service building, on two contiguous parcels totaling 1.85 acres, located at 8043 and 8069 Indiana Avenue. | 8043 Indiana | Approximately 0.7 miles from nearest BNSF track | Operational | SCAB |

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| **DCH Subaru:** DR,VAC; construction of 7,373 sqft addition to facilitate vehicle service and parts sales; Singh Subaru; vacation of Susan Street between Indiana Ave & SR91 | 8069 Indiana | Approximately 0.7 miles from nearest BNSF track | Operational | SCAB |
| **Kia of Riverside:** Proposal by Linda Francis of Dennis Flynn Architects to consider a Design Review of project plans to facilitate the demolition, remodel, and expansion of an existing Kia dealership, including parking lot and landscape modifications. The 2.25-acre project site is developed with a Kia auto dealership, located at 8100 Auto Center Drive, situated on the southwest corner of Auto Drive and Motor Circle Drive, in the CG-SP – Commercial General and Specific Plan (Riverside Auto Center) Overlay Zones. | 8100 Auto Drive | Approximately 0.7 miles from nearest BNSF track | Approved | SCAB |
| **Mobil Gas Station:** CUP, DR; Gas station, convenience store, car wash | 3399 Adams St | Approximately 0.8 miles from nearest BNSF track | Operational | SCAB |
| **Lexus of Riverside:** Proposal by Suganya Ramadurai of Whitfield Associates, Inc. to consider a Design Review of project plans to consider a remodel of the existing Lexus of Riverside Dealership consisting of the demolition of the existing showroom building and carwash, and constructing a new three-story, 130,255 square foot showroom building and an 825 square foot carwash. The 3.26-acre project site consists of two contiguous parcels, located at 3150 Adams Street, situated on the south side of Adams Street between Indiana Avenue and Autobahn Court, in the CG-SP – Commercial General and Specific Plan (Riverside Auto Center) Overlay Zones, in Ward 4. | 3150 Adams St | Adjacent to BNSF tracks | Construction | SCAB |
| **Cal Baptist Classroom Expansion:** Revised CUP; to establish classrooms and laboratories within 5 office and warehouse lease spaces; California Baptist University | 2900 Adams St | Approximately 0.8 miles from nearest BNSF track | Operational | SCAB |
| **Warmington Homes:** Proposal by Moses Kim of Warmington Homes to consider a Vesting Tract Map and Design Review of project plans to facilitate construction of 70 residential condominium dwelling units. The 4.50- acre project site consists of six contiguous parcels, developed with existing residential structures, located at 3178, 3188, 3190, 3198, and 3196 Jackson Street, situated on the west side of Jackson Street between Indiana Avenue and Lincoln Avenue, in the R-3-1500 – Multiple Family Residential Zone, in Ward 5. | 3178 Jackson Street | Approximately 0.3 miles from nearest BNSF track | Approved | SCAB |

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| **Hawthorne Apts:** GPA and Rezone; GP MDR to HDR, RZ R-1-7000 to R-3-1500. Proposal by Kye Evans of Brandywine Community Holdings, LLC. to consider a Design Review of project plans for the construction of a multiple-family development consisting of 184 units on two contiguous parcels. The 6.85-acre vacant project site is, located at 9174 Indiana Avenue, situated on the south side of Indiana Avenue between Jackson Street and Gibson Street, in the R-1-7000 - Single-Family Re | 9174 Indiana | Approximately 0.5 miles from nearest BNSF track | Operational | SCAB |
| **Greens Gibson:** Proposal by Angel Orozco of Greens Gibson, LLC to consider a Design Review of project plans to consider a 4-story multi-family development consisting of 139 units. The 3.49-acre project site consists of six parcels, located at 3136 Gibson Street, situated on the west side of Adams Street between Aralia Drive and Douglas Drive, in the R-4 – Multiple-Family Residential Zone, in Ward 5. | 3136 Gibson Street | Approximately 0.5 miles from nearest BNSF track | Approved | SCAB |
| **Indiana Gas:** To consider the following entitlements for a commercial development consisting of a vehicle fuel station with eight MPDs; a 5,000-square-foot multi-tenant convenience store building; a 4,495-square-foot drive-thru vehicle wash facility; a 2,533-square-foot drive-thru restaurant; a 5,555-square-foot restaurant; and a 4-story, 84-room hotel building and related site improvements. | 9608 Indiana Avenue | Approximately 0.3 miles from nearest BNSF track | Proposed | SCAB |
| **Rudicill Industrial:** Design Review of plot plans and building elevations for two spec light industrial buildings | 9531-9597 Rudicill Street | Approximately 0.3 miles from nearest BNSF track | Operational | SCAB |
| **AHD, LP:** Proposal by Alex Mucino of AHD, LP, for the following entitlements to facilitate development of a 2,878 square foot convenience store: 1) Conditional Use Permit to permit the off-sale of alcohol (Type 21 – Off Sale General); and 2) Design Review of project plans. The vacant 0.72-acre project site consists of two continuous parcels, located at 9652 and 9662 Indiana Avenue, situated south of Indiana Avenue between Van Buren Boulevard and Myers Street, in the MU-V – Mixed-Use – Village Zone, in Ward 5. | 9652 & 9662 Indiana Ave | Approximately 0.3 miles from nearest BNSF track | Proposed | SCAB |
| **Harrison Self Storage:** Proposal by Adam Lentz, to consider the following entitlements to facilitate the development of a | 3203 Harrison Street | Approximately 0.2 miles from nearest BNSF track | Proposed | SCAB |

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| 172,536 square-foot commercial self-storage facility: 1) Specific Plan Amendment to amend the Citrus Business Park Specific Plan to establish development standards for a commercial self-storage facility; 2) Zoning Code Map Amendment to apply the Commercial Storage Overlay Zone; 3) Design Review of project plans. | | | | |
| **Carbon Nation Brewing:** Proposal by Eric Brummel to consider a revision to a previously approved Minor Conditional Use Permit (Planning Case P12-0612) and to legalize an expansion consisting of 2,027 square feet of an existing 940 square foot microbrewery (Route 30 Brewing) with on-site tasting and retail sales within a multi-tenant business park complex. The 9.19-acre site is located at 9860 Indiana Avenue. | 9860 Indiana Ave | Approximately 0.3 miles from nearest BNSF track | Approved | SCAB |
| **Richardsons RV:** Proposal by Steve Richardson of Richardson's RV to consider the following entitlements: 1) Minor Conditional Use Permit to permit the establishment of an outdoor storage yard for the storage of Recreational Vehicles and an associated 1,351 square foot office; and 2) Design Review of project plans. The 1-acre project site is currently developed with a single-family residence, located at 10030 Indiana Avenue, situated on the south side of Indiana Avenue between Harrison and Tyler Streets, in the BMP – Business and Manufacturing Park Zone, in Ward 5. | 10030 Indiana Avenue | Adjacent to BNSF track | Approved | SCAB |
| **Planet Fitness:** Proposal by Andrew Davies of N Consulting Engineers to consider the following entitlements to establish a 20,004 square-foot fitness center (Planet Fitness) within an existing 40,000 square foot tenant space: 1) Design Review of project plans; and 2) Conditional Use Permit to permit a fitness center. The 2.82-acre site is located at 3380 Tyler Street. | 3380 Tyler St | Adjacent to BNSF track | Approved | SCAB |
| **Craft Brewing:** Proposal by Kirk Medeiros of Craft Brewing Company to consider a Minor Conditional Use Permit to allow a brewery and tasting room within a 4,609 square foot tenant space. The 1.73-acre project site is developed with an existing | 11620 Sterling Avenue, Suite A | Adjacent to BNSF track | Construction | SCAB |

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| industrial building and is situated on the south side of Sterling Avenue west of Merced Drive. | | | | |
| **Magnolia Industrial:** Parcel Map and Design Review of 7 industrial buildings | 12000 Magnolia Ave | Adjacent to BNSF track | Operational | SCAB |
| **House of Prayer Deliverance Center:** Proposal by Alicia Norton, on behalf of House of Prayer Deliverance Center, for a Minor Conditional Use Permit to establish a storefront church in an existing 600-square foot tenant space within an industrial building. The 0.96-acre project site is located at 11993 Magnolia Avenue. | 11993 Magnolia | Approximately 0.2 miles from nearest BNSF track | Proposed | SCAB |
| **San Bernardino, City of Projects** | | | | |
| **BNSF San Bernardino Intermodal Facility**: An existing intermodal rail facility encompassing 168 acres, located in a commercial and manufacturing area surrounded by residential areas. The railyard is divided into two distinct sections—the "A" intermodal railyard and the "B" automotive yard. Facilities include classification tracks, a gate complex for inbound and outbound intermodal truck traffic, intermodal loading and unloading tracks, an auto conveyance yard, and buildings and facilities supporting railroad and contractor operations. The intermodal yard handles approximately 700,000 container movements per year as of 2023. Between April 2005 and May 2006, 8 trains per day arrived for cargo operations, and 3.5 trains per day underwent crew changes at the facility (not including trains that simply passed through). | 1535 West 4th Street in San Bernardino, California | Adjacent to BNSF tracks | Operational | SCAB |
| **5th St Gateway:** Allow the development, establishment and operation of a restaurant with drive-thru containing approximately 2,200 square feet (Parcel 1), restaurant with drive-thru containing approximately 2,800 square feet (Parcel 2), service station with six (6) fueling pump islands and twelve (12) fueling pump stations and 24-hour convenience store with an Alcoholic Beverage Control Type-20 (Off-Sale Beer and Wine) License containing approximately 3,062 square feet (Parcel 3), and restaurant with drive-thru containing approximately 2,400 square feet (Phase 3) on a project site containing approximately 3.79 acres**.** | North side of west 5th Street between G Street & H Street | Approximately 0.9 miles from nearest BNSF track | Operational | SCAB |

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| **Habit Burger:** Development, establishment, and operation of a restaurant with a drive-thru (The Habit Burger) containing approximately 2,822 square feet. | Southwest corner of W. 2nd Street and former Bungalow Court - 0134-337-17) | Approximately 0.9 miles from nearest BNSF track | Operational | SCAB |
| **In-N-Out Expansion:** Revision to previously approved CUP 10-15 to allow for the expansion of the parking lot and vehicular queue for an existing restaurant with drive-thru (In-N-Out) | 745 & 795 West 5th Street - (0134-093-05) | Approximately 0.9 miles from nearest BNSF track | Operational | SCAB |
| **Sante Fe Springs** | | | | |
| **Primestor (Phase I)**: The project includes a 44-unit single-room occupancy (SRO) housing development on an existing commercial site. The site includes several existing commercial retail stores and a restaurant. The existing 2.1-acre site will be subdivided into two parcels; a 0.62-acre parcel to locate the proposed 44-unit SRO project (Phase I) and a 1.5-acre parcel to accommodate a future mixed-use development (Phase II). The residential project comprises 44 units in a single 54,805 square foot building with 100 percent of the units affordable to lower income (80 percent) and very low-income households (20 percent). A total of 37 ground level parking spaces will be provided on site within an enclosed garage to service the residential units. | 11330/11350 Washington Boulevard and 8023 Broadway Avenue in Santa Fe Springs, California | Approximately 0.6 miles from nearest BNSF track | Approved | SCAB |
| **Primestor (Phase II)**: The project includes an 88-unit housing development on an existing commercial site. The site includes several existing commercial retail stores and a restaurant. The existing 2.1-acre site will be subdivided into two parcels; a 0.62-acre parcel to locate the proposed 44-unit SRO project (Phase I) and a 1.5-acre parcel to accommodate a future mixed-use development (Phase II). The mixed-use project comprises 88 affordable housing units and 8,900 square feet of ground-floor retail. | 11330/11350 Washington Boulevard and 8023 Broadway Avenue in Santa Fe Springs, California | Approximately 0.6 miles from nearest BNSF track | Approved | SCAB |
| **EC & Associates**: The project would construct a new 12,731 square foot multi-tenant industrial building on a 0.63-acre parcel located in the M-2 (Heavy Manufacturing) Zone. | 11790 Slauson Avenue in Santa Fe Springs, California; on APN 8168-023-048 | Approximately 0.6 miles from nearest BNSF track | Approved | SCAB |
| **Rexford Industrial (I)**: The project would construct a 210,467 square foot concrete tilt-up industrial building and related improvements on a 10.26-acre parcel located in the M-2 (Heavy Manufacturing) Zone. | 9615 Norwalk Boulevard in Santa Fe Springs, California; on APN 8002-015-018 | Approximately 0.3 miles from nearest BNSF track | Under Construction | SCAB |

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| **Rexford Industrial (II)**: The project would construct a 103,950 square foot concrete tilt-up industrial building on property located in the M-L (Limited Manufacturing) Zone. The project also includes the subdivision of the subject +9.06-acres gross (+8.34-acres net) parcel into two separate parcels measuring 5.08-acres and 3.26-acres, respectively. | 9920 Pioneer Boulevard in Santa Fe Springs, California; on APN 8055-010-011 | Approximately 0.8 miles from nearest BNSF track | Completed | SCAB |
| **Florence Business Park**: The project would construct two concrete tilt-up industrial buildings, 69,650 and 75,050 square feet, respectively. The project would vacate Koontz Avenue and subdivide the subject parcel into two parcels, measuring 3.33 and 3.99 acres, respectively. | 10845 Norwalk Boulevard in Santa Fe Springs, California | Approximately 0.6 miles from nearest BNSF track | Approved | SCAB |
| **Secure Space Self Storage**: The project would construct and operate a new 128,869 square foot mini warehouse facility along with a new 1,200 square foot office building and consolidate seven existing parcels into a single parcel measuring 67,260 square feet on subject property in the M-2 (Heavy Manufacturing) zone. | 11212 Norwalk Boulevard in Santa Fe Springs, California | Approximately 0.6 miles from nearest BNSF track | Completed | SCAB |
| **Duke Realty Lakeland Road LP**: The project would construct a new 185,450 square foot concrete tilt-up industrial building and related improvements on a property located in the M-2-BP (Heavy Manufacturing – Buffer Parking) zone. | 12300 Lakeland Road in Santa Fe Springs, California; on APN 8025-002-026 | Approximately 0.5 miles from nearest BNSF track | Approved | SCAB |
| **CPL Los Nietos**: The project would construct a new 92,771 square foot concrete tilt-up industrial building and consolidate two existing parcels that make up the subject property into a single parcel measuring 4.57 acres. | 12521 Los Nietos Road in Santa Fe Springs, California; on APNs 8168-009-033 and 8168-008-049 | Approximately 0.1 miles from nearest BNSF track | Completed | SCAB |
| **NLC Office, LLC:** The project would construct a new 2,675 square foot single-story office building and reduce overall required landscape area by 2,289 square feet on the property. | 9803 Santa Fe Springs Road in Santa Fe Springs, California | Approximately 0.1 miles from nearest BNSF track | Completed | SCAB |
| **Center Point (WDI Site):** The project would construct a new 216,500 square foot industrial building and consolidate seven existing parcels into a single parcel on the property. | 9951 Greenleaf Avenue APNs 8167-002-025, 026, 030, 050, 051, 052, and 053 | Approximately 0.4 miles from nearest BNSF track | Approved | SCAB |
| **Tall Properties, LLC**: The project would construct a new 4,980 square foot metal industrial building on the property. | 10003 Freeman Avenue in Santa Fe Springs, California | Approximately 0.1 miles from nearest BNSF track | Approved | SCAB |
| **OU2 Water Treatment Plant**: The project would construct a new 48,649 square foot industrial building and related improvements, operate a water-pumping and treatment plant, | 10051 Santa Fe Springs Road in Santa Fe Springs, California | Approximately 0.1 miles from nearest BNSF track | Under Construction | SCAB |

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| and temporarily reserve 70 required parking stalls on the property located in the M-2 (Heavy Manufacturing) zone. | | | | |
| **Telegraph Road and Santa Fe Springs Road Development**: The project would construct two new concrete tilt-up industrial buildings, 298,373 and 286,305 square feet, respectively. The project would also subdivide the existing parcel into two parcels, measuring approximately 13.45 acres and approximately 13.21 acres. | Telegraph Road and Sante Fe Springs Road in Santa Fe Springs, California; on APN 8005-015-051 | Approximately 0.2 miles from nearest BNSF track | Under Construction | SCAB |
| **NEC Freeman Avenue and Telegraph Road**: The project would construct a new 19,124 square foot concrete tilt-up industrial building and reduce the required front yard setback on the property. | 10320 Freeman Avenue in Santa Fe Springs, California | Approximately 0.2 miles from nearest BNSF track | Approved | SCAB |
| **Greenleaf XC, LLC**: The project would construct a new 57,489 square foot concrete tilt-up industrial building and consolidate the two existing parcels that make up the subject property, measuring 2.11 acres and 1 acre, into a single parcel, measuring 3.11 acres. | 13007 Telegraph Road in Santa Fe Springs, California | Approximately 0.4 miles from nearest BNSF track | Approved | SCAB |
| **Chick-Fil-A**: The project would construct a new 4,723 square foot drive-thru restaurant and appurtenant improvements on the subject property, located in the C-4 (Community Commercial) zone. | 13225 Telegraph Road in Santa Fe Springs, California | Approximately 0.6 miles from nearest BNSF track | Completed | SCAB |
| **Golden State Storage**: The project would demolish nine existing single-story mini-warehouse buildings and replace them with a three-story, approximately 100,000 square foot mini-warehouse building on property located in the M-2 (Heavy Manufacturing) zone. | 13020 Telegraph Road in Santa Fe Springs, California | Approximately 0.4 miles from nearest BNSF track | Completed | SCAB |
| **Santa Fe Springs Village:** The project would construct a 7,260 square foot speculative, multi-tenant commercial building or 5,452 square foot speculative multi-tenant commercial building with a drive-thru component on 0.888 acres of a 1.683-acre property. | 10712 Laurel Avenue in Santa Fe Springs, California | Approximately 0.7 miles from nearest BNSF track | Under Construction | SCAB |
| **Greenstone SFS, LLC:** The project would construct a new 144,434 square foot concrete tilt-up industrial building and related improvements on property located in the M-2 (Heavy Manufacturing) zone. | 11401 Greenstone Avenue in Santa Fe Springs, California; on APN 8026-018-023 | Approximately 0.2 miles from nearest BNSF track | Completed | SCAB |

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| **The Whole Child:** The project would construct a 19-unit transitional/supporting housing use and appurtenant improvements and subdivide one 3.95-acre parcel into three parcels of 0.81, 2.19, and 0.95 acres on property within the Planned Development Zone. | 13231 Lakeland Road in Santa Fe Springs, California; on APN 8011-012-902 | Approximately 0.6 miles from nearest BNSF track | Completed | SCAB |
| **The Richmond Group:** The project would construct a 50-unit affordable senior apartment use, consisting of a one-story wood-frame building, and a 22-unit senior apartment use, 30-unit apartment use, and clubhouse use, consisting of two three-story wood-frame walk up buildings and a one-story clubhouse within the Planned Development Zone. | 13231 Lakeland Road in Santa Fe Springs, California | Approximately 0.6 miles from nearest BNSF track | Under Construction | SCAB |
| **Habitat for Humanity:** The project would construct 18 units of affordable for-sale housing and consolidate three existing parcels into a single 0.75-acre parcel within the Planned Development Zone. | 13311 Lakeland Road in Santa Fe Springs, California; on APNs 8011-011-912, 8011-011-906 and 8011-011-907 | Approximately 0.7 miles from nearest BNSF track | Approved | SCAB |
| **Torrance Projects** | | | | |
| **Anastasi Development**: The project includes a new 25-unit townhome development on property located in the R3-PP Zone. A Conditional Use Permit and Precise Plan of Development were approved, and request for approval included a Tentative Tract Map. | 18080 – 18090 Prairie Avenue in Torrance, California | Approximately 0.75 miles from nearest BNSF tracks. | Under Construction | SCAB |
| **Torrance Port Logistics**: The project includes the construction of a 350,222 square foot light industrial building on property located in the M-2 Zone. A request for approval of a Conditional Use Permit was submitted, along with an Environmental Assessment, Tentative Parcel Map, and Waiver. | Northeast Corner of Prairie Avenue and Del Amo Boulevard in Torrance, California | Adjacent to BNSF track | In Review | SCAB |
| **Vista Homes**: The project includes a new 449-unit multifamily residential development with density bonus on property located in the H-DA1 Zone. A request for approval of a Conditional Use Permit and Development Permit was submitted. | 3610 Torrance Boulevard in Torrance, California | Approximately 1 mile from nearest BNSF track | In Review | SCAB |
| **Pleskow Architects**: The project includes a new mixed-use development comprised of 106 apartment units and 12,558 square feet of medical office space on property located in the H-DA2 Zone. A request for approval of a Conditional Use Permit and Development Permit was submitted. | 3475 Torrance Boulevard in Torrance, California | Approximately 0.8 miles from nearest BNSF track | In Review | SCAB |
| **Fashion Square**: The project includes a 260-unit townhome development on properties located in the H-DA1 Zone. A | 3405 Carson Street and 21405 and 21515 Madrona Avenue in | Approximately 1 mile from nearest BNSF track. | In Review | SCAB |

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| request for adoption of a Mitigated Negative Declaration, approval of a Conditional Use Permit, a Development Permit, and Tentative Tract Map was submitted. In addition, the project seeks a Modification of Variance pertaining to off-street parking requirements, and a Modification of Development Permit to modify the Del Amo Fashion Center Master Plan. | Torrance, California; on APNs 7366-019-123, 7366-019-182, 7366-019-183 | | | |
| **City Ventures**: The project would include the construction of a 35-unit townhome development on properties located in the R-1/C-2/P1PP Zone. A request for approval of a Conditional Use Permit, Precise Plan of Development, and Planning Commission Review, as well as a Tentative Tract Map for condominium purposes, was submitted. | 1407 – 1455 Crenshaw Boulevard in Torrance, California | Approximately 0.2 miles from nearest BNSF track. | In Plan Check | SCAB |
| **Rose Equities Multifamily Residential**: The project would include the construction of a 272-unit residential condominium development with a density bonus on property located in the P-D Zone. A request for adoption of Mitigated Negative Declaration and approval of a Conditional Use Permit, General Plan Amendment from General Commercial to Medium High Density Residential, Modification of previous Planned Development, a new Planned Development, and Tentative Tract Map was submitted. | 2325 Crenshaw Boulevard in Torrance, California | Approximately 0.4 miles from nearest BNSF track | In Review | SCAB |
| **Comfort Suites Hotel**: The project includes the construction and operation of a new hotel and exceeds the floor area ratio on property in the C3 Zone. A Conditional Use Permit was approved. | 2320 Sepulveda Boulevard in Torrance, California | Approximately 0.4 miles from nearest BNSF track | Under Construction | SCAB |
| **Link Logistics Project**: The project would include construction of two light industrial buildings measuring 143,933 square feet total and a lot line adjustment between two parcels on properties located in the M-2 Zone. A request for preparation of an Environmental Impact Report and approval of a Conditional Use Permit and a Division of Lot was submitted. | 2421 205$^{th}$ Street in Torrance, California | Approximately 0.3 miles from nearest BNSF track | In Review | SCAB |
| **Torrance Commerce Center**: The project would include a new light industrial building measuring 132,000 square feet and lot consolidation on property located in the M-2 Zone. A request for approval of a Conditional Use Permit, an Environmental Assessment, Division of Lot, and a Waiver was submitted. | 2281 205$^{th}$ Street in Torrance, California | Approximately 0.4 miles from nearest BNSF track | In Review | SCAB |

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| **21515 Western Avenue Redevelopment**: The project includes the construction of a new light industrial building measuring 84,100 square feet on property located in the M-2 Zone. A Conditional Use Permit was approved. | 21515 Western Avenue in Torrance, California | Approximately 0.8 miles from nearest BNSF track | Under Construction | SCAB |
| **Vernon Projects** | | | | |
| **Prologis Charging Depot-** The proposed project consists of installation of 62 charging ports at two sites within the cities of Wilmington and Vernon to support the growing fleet of medium- and heavy-duty electric vehicles with 4Gen Logistics, L.L.C. and Prologis Mobility, LLC. The 4Gen Logistics, L.L.C. site will also install a battery energy storage system | 4515 Loma Vista Ave | Approx. 0.51-mile south of BNSF tracks | Completed | SCAB |
| **Victorville Projects** | | | | |
| **Victor Valley Construction, Demolition, & Inerts Processing Facility:** A Site Plan and Conditional Use Permit with a Mitigated Negative Declaration to allow for the development of a Burrtec Construction Waste and Demolition Waste Processing Facility on property zoned M-1 Light Industrial and totaling approximately 6.09 gross acres. The Proposed Project involves the construction of an approximately 40,500 square foot industrial building that will house sorting equipment to process recoverable materials from construction and demolition projects from throughout the High Desert. A 2,700 square foot office building would be attached to the south side of the processing building. | Abbey Lane between East Abbey Lane (Bimini Lane) and Stoddard Wells Road<br>APNs 0472-181-16, 0472-181-23, 0472-181-65, and 0472-181-15. | Approximately 1.0 miles from BNSF track | In Review | MDAB |
| **Site Plan and Conditional Use Permit (case No. PLAN23-00021 – Desert Valley Hospital:** Construction of a new two-story building addition to the existing Desert Valley Hospital. The building addition would include a new Emergency Department (ED) on the first floor and a new Medical-Surgical Department (Med Surg Unit) on the second floor. As part of the project, a new service yard would be provided on site to accommodate utilities for the building addition. On-site and off-site improvements are planned as part of the project to accommodate additional parking spaces and efficient traffic flow. | 16850 Bear Valley Rd<br>(APN: 3091-371-04, 3091-371-05, 3091-371-09, and 3091-371-10). | Approximately 1.0 mile from BNSF track | Approved | MDAB |
| **Tentative Map, Tract No 20489:** A Tentative Tract Map with a proposed Mitigated Negative Declaration to allow for the | Northwest corner of Huerta Street and Tamarisk Road | Approximately 0.5 miles from BNSF Track | In Review | MDAB |

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| creation of 39 single-family residential lots from four existing R-1 Single-Family Residential zoned properties located at the northwest corner of Tamarisk and Huerta Street. | APN0482-031-01, -02, -07, and -08; | | | |
| **Independent Station (Green Tree Blvd. & Hesperia Road):** A Site Plan and Conditional Use Permits to allow for the development of a fueling station with off-site alcohol sales and an accessory carwash on an approximately 1.5-acre undeveloped C-2 General Commercial zoned parcel. | Southwest corner of Green Tree Boulevard and Hesperia Road; APN: 3090-331-02 | Approximately 0.7 miles from BNSF track | In Review | MDAB |
| **Nisqualli Road Trailer Lot Expansion Project**: Under existing conditions, the Project site is undeveloped, disturbed, and currently used as a dirt lot truck trailer storage yard. As depicted on Figure 3, Site Plan, The Project Applicant proposes to develop the Project site with a fenced and paved trailer parking and/or vehicle parking facility with 198 trailer stalls to supplement parking for the surrounding area or serve as ancillary trailer or vehicle parking for the Church & Dwight Co., Inc. warehouse. The proposed trailer or vehicle parking facility will be surface use only, with no loading facilities planned. | Assessor Parcel Number (APN) 3090-571-17. east of Enterprise Way and north of Nisqualli Road | Approximately 0.4 miles from BNSF track | In Review | MDAB |
| **Stoddard Wells Road at Abbey Lane Industrial Project**: Suraj Victorville, LLC (Applicant) proposes to develop a 815,470 square foot (SF) industrial building within 40.81 gross acres of vacant lands along Stoddard Wells Road, south of Abbey Lane, designed to house one or more tenants, which have not been designated at this time, and will include an 16,950 SF mezzanine, a 798,470 SF warehouse, 43,260 SF of office space, 92 total truck dock positions, four grade doors, 219 trailer stalls, 379 auto parking stalls, and related site landscaping, drainage, and includes 1 acre of street dedication. | Stoddard Wells Road and Abbey Way.<br>APNs: 0472-181-11, 0472-181-12, 0472-181-13, 0472-181-43, 0472-181-44, 0472-181-47, 0472-181-72. | Approximately 1.0 mile from BNSF track | Approved | MDAB |
| **Ottawa Business Center Project:** The Project Applicant proposes development of the 51.92-acre Project site with a 996,194 square foot (sf) warehouse building with 986,194 sf allocated to warehousing area and 10,000 sf allocated to office use. The proposed building would feature 120 truck trailer dock doors on the northern elevation and 116 truck trailer dock doors on the southern elevation (236 total dock doors). The Project would include 328 parking stalls along the eastern and western edges of the Project site and 306 truck trailer parking stalls on the northern and southern edges of the Project site. Access to the | south of Terra Linda Street, east of the Burlington North Santa Fe Railway, north of Ottawa Street, and east of Hesperia Road | Approximately 0.5 miles from BNSF track | Approved | MDAB |

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| Project site would be provided by two driveways along Ottawa Street on the southern edge of the Project site. The Project would include a proposed rail spur which connects to the Burlington North Santa Fe Railroad along the eastern edge of the proposed building. | | | | |
| **Yorba Linda Projects** | | | | |
| **ETCO Homes**: The project includes a senior housing development with 82 units of independent living, 76 beds of assisted living, and 82 beds of memory care. The project site requires abandonment of existing oil wells. | Southeast Corner of Mariposa Avenue and Lakeview Avenue; on APN 343-671-08 | Approximately 0.4 miles from nearest BNSF track | Under Construction, Idle Due to Well Abandonment Issue | SCAB |
| **Tractor Supply Co**: The project includes the conversion of a former big-box retail chain store into a new storefront for Tractor Supply Company, including outdoor merchandise displays. | 22999 Savi Ranch Parkway in Yorba Linda, California; on APN 352-116-22 | Approximately 0.3 miles from nearest BNSF track | In Review | |
| **Multiple Jurisdictions Projects** | | | | |
| **GCCOG Regional Fiber Optic Network Project**- This project contains 489,046 feet of underground fiber, 184,402 feet of aerial fiber, and upsizing of existing fiber of 11,352 as well as utilizing 200,640 feet of existing partner fiber network. All underground routes will be laid within existing rights of way while all aerial routes will be attached to pre-existing poles. | Commerce, Vernon, Bell Montebello, Sante Fe Springs, Pico Rivera | Do not have published project map/footprint | In construction | SCAB |
| 1. Status is per City/County data and is provided per their classification for project status. | | | | |